



107 ASTLEY CLOSE, REDDITCH, B98 7TZ

OFFERS OVER £130,000

A SPACIOUS FOUR BEDROOM END TERRACED HOME, IN NEED OF MODERNISING!!

This spacious end terraced home is in need of modernising throughout, meaning it offers great scope & potential for someone to make it their own!! The property offers; spacious kitchen/diner, generous living room, guest WC, versatile lobby area/office, four bedrooms and bathroom. There is a garden to the rear and shared bay parking to the side. No chain!!!

AGENT NOTE - This property is understood to be 'Non Standard Construction - Bryant Cross Wall'

EPC -In progress..
Council Tax Band - B.
Tenure - Freehold (subject to solicitor confirmation).

Approach



There are shared parking bays adjacent to the end of terrace property, as well as dotted further around the close. A pathway at the front leads up to the main front entrance via main entrance door into;

Hall

With door to guest WC and door into lobby area;

Guest WC



Lobby Area/Office

16'9" max x 5'11" max (5.12m max x 1.81m max)



With stairs off to the first floor, doors to living room and kitchen/diner, doors out to the rear garden.

Kitchen/Diner

19'5" max x 12'4" max (9'4") (5.94m max x 3.76m max (2.85m))



With door to storage cupboard.

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Living Room

19'5" max 10'9" max (5.93m max 3.28m max)



With doors out to the rear garden.

Landing

Door to a cupboard which houses the boiler, doors off to;

Bedroom One

12'7" max (11'1") x 11'10" max (3.85m max (3.39m) x 3.61m max)



Bedroom Two

11'9" max x 11'1" max (9'6") (3.60m max x 3.39m max (2.92m))



Bedroom Three

13'7" max x 8'2" max (4.15m max x 2.49m max)



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Bedroom Four

13'7" max x 5'8" max (4.16m max x 1.75m max)



Bathroom

9'7" max x 7'6" max (5'4") (2.93m max x 2.31m max (1.63m))



Rear Garden

With side gate, patio and lawn.

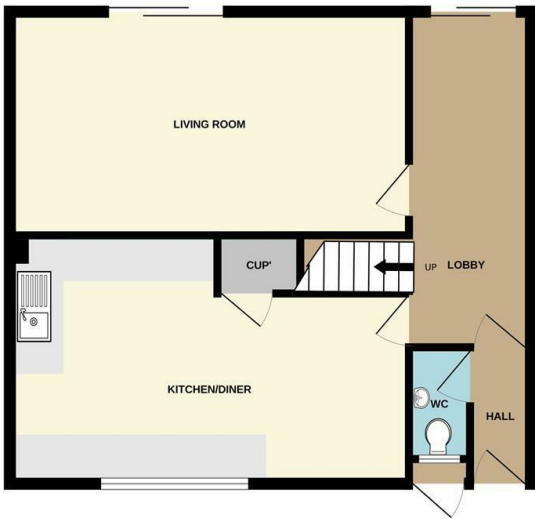
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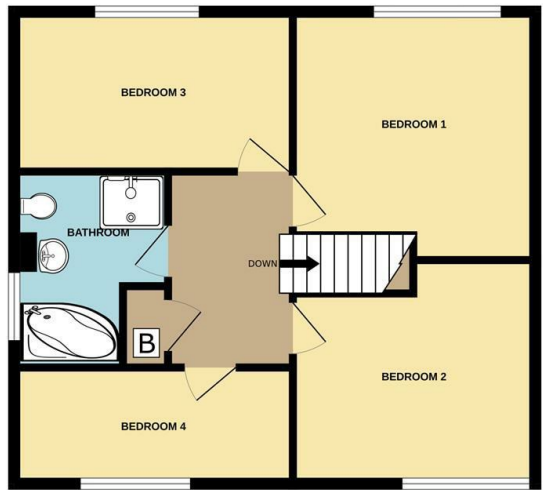
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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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