



15 LILAC CLOSE, REDDITCH, B98 7EA
OFFERS OVER £250,000

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A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME SET IN A CONVENIENT LOCATION WITH LOVELY VIEWS AT THE REAR!!!

This very well presented semi-detached home has is set in an incredibly convenient location, is set back behind a green/grassed area as well as a very generous communal parking area. This stunning home offers; living room, lovely modern kitchen/diner, rear lobby with snug and ground floor shower room, three good bedrooms and modern shower room to the first floor. To the rear is a generous rear garden with deck area and gravel space and to the front is a further garden and a substantial communal parking area.

Approach

Living Room

14'9" max x 11'3" max (4.50 max x 3.45 max)

Kitchen/Diner

21'5" max x 9'5" max (6.55 max x 2.88 max)

Lobby Area

With door at the side out to the garden, door to ground floor shower room and leads through to the snug.

Shower Room (Ground Floor)

4'7" max x 4'4" max (1.41m max x 1.34m max)

Snug/Study

7'6" max x 5'7" max (2.30 max x 1.72 max)

With double doors leading out to the rear garden.

Landing

Bedroom One

11'4" max x 9'3" max (3.47m max x 2.83m max)

Bedroom Two

12'9" max x 8'6" (3.90m max x 2.61m)

Bedroom Three

11'10" max x 7'9" max (3.63 max x 2.37 max)

Please note that this room incorporates the stairwell boxing in part.

Shower Room

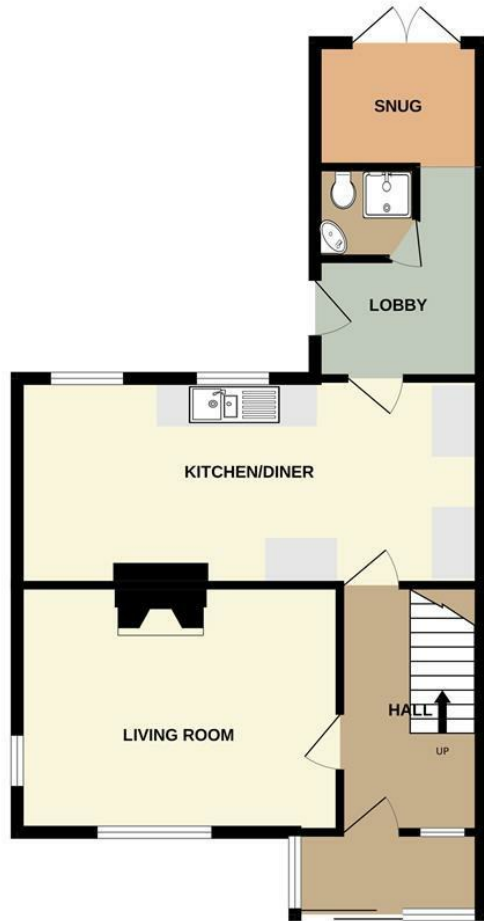
6'3" max x 5'5" max (1.92 max x 1.66 max)

Rear Garden

With decked areas, lawned section, areas of stone chippings and raised shrub beds.



GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	75

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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