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## 28 BILBURY CLOSE, REDDITCH, B97 5XN

**OFFERS OVER £220,000**

A THREE BEDROOM SEMI-DETACHED HOME IN THE POPULAR DISTRICT OF WALKWOOD, REDDITCH- NEEDING MODERNISING THROUGHOUT!

This three bedroom semi-detached home is set in the ever-popular district of Walkwood, Redditch. Is offered with no onward chain. IN NEED OF MODERNISING THROUGHOUT. The property offers; living room, kitchen/diner, conservatory, three bedrooms, bathroom. Driveway to the front and garden to the rear.

The agent feels that this property offers a fantastic opportunity for someone happy to take on work, looking to put their own mark, their own stamp on a property and make it their own.

EPC -C.

Council Tax Band - C.

Tenure - Freehold (subject to solicitor confirmation)

## Approach

Via a block paved driveway at the front, main front entrance via an inner porch, with inner doorway into;

## Living Room

17'5" max into bay x 11'5" max (5.32m max into bay x 3.49m max )



Door leads into;

## Kitchen/Diner

14'6" max x 8'11" max (4.43m max x 2.73m max )



Opening leads to a storage recess partly into the understairs, double doors lead out to;

## Conservatory

11'3" max x 8'3" max (3.44m max x 2.52m max )



With double doors out to the rear garden.

## Landing

Door to cupboard housing the boiler, doors off to;

## Bedroom One

13'5" max x 8'3" max (4.09m max x 2.53m max )



## Vizors Estate Agents Ltd

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## Bedroom Two

11'2" max x 8'3" max (3.41m max x 2.54m max )

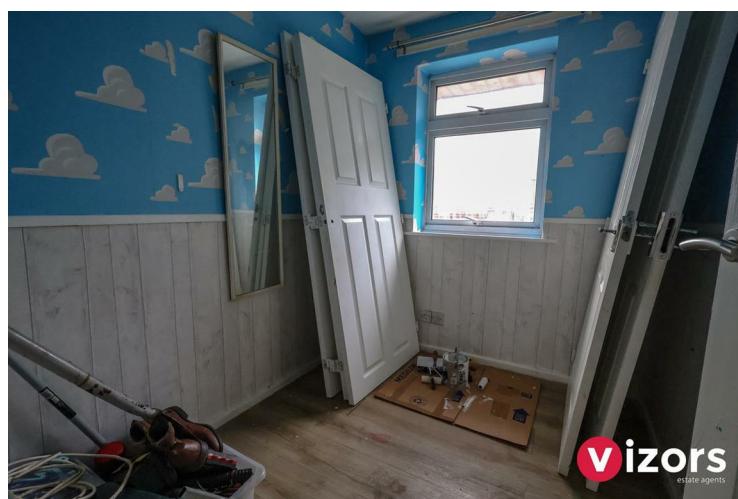


## Rear Garden

Walled and paved areas, with faux grass.

## Bedroom Three

7'5" max x 5'11" max (2.27m max x 1.82m max )



## Bathroom

5'10" max x 5'5" max (1.79m max x 1.66m max )



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GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

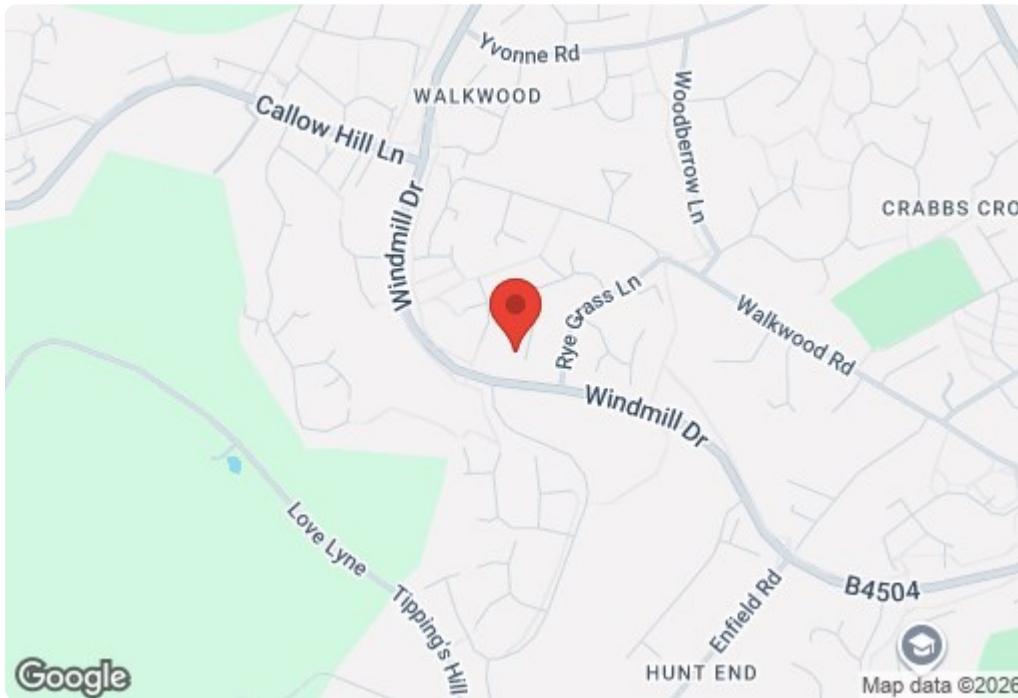
1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



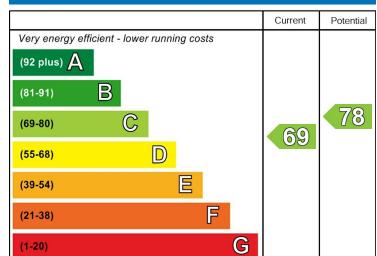
TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

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 guidance only and should not 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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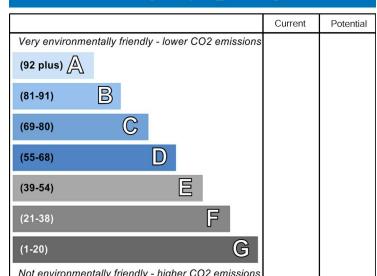


#### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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