



**31 SUTTON CLOSE., REDDITCH, B98 0JR**  
**OFFERS OVER £200,000**

ON OFFER WITH NO ONWARD CHAIN IS THIS THREE BEDROOM QUAD SEMI WITH OFF ROAD PARKING & GARAGE LOCATED IN WINYATES WEST WITH MANY LOCAL AMENITIES NEARBY

The ground floor of the property offers: an enclosed entrance porch, hallway, galley style kitchen with door to the rear garden, large living room/diner with double doors to the rear garden and stairs to the first floor landing. The first floor offers three bedrooms and a family bathroom with corner bath. To the rear is a garden with patio and lawn area and access gate leading to the driveway and garage.

The property is closely located to bus routes, shops, schools and Arrow Valley Country Park and has easy access to the M40 & M42 Motorways.

EPC - D  
Council Tax - B  
Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order. cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



### Approach

To the side/rear of the property there is a driveway and garage, gate access from the driveway into the rear garden, main front entrance is via an enclosed entrance porch, inner door opens into;

### Hallway

With doorway into kitchen and door leading into the living room/diner.

### Kitchen

11'10" max x 7'10" max (3.62m max x 2.40m max )

With wall mounted boiler, integrated oven and microwave, integrated gas hob, door leads out to the rear garden.



### Living Room/Diner

16'9" max x 13'4" max (5.13m max x 4.08m max )

With stairs leading to the first floor landing, double doors lead out the rear garden.



### Landing

Doors lead off to;

### Bedroom One

10'2" max x 10'2" max (3.12m max x 3.12m max )

With fitted wardrobes, door to airing cupboard.



### Bedroom Two

10'2" max x 8'2" max (3.10m max x 2.49m max )

With doors to wardrobes.



### Bedroom Three

8'9" max x 6'6" max (2.68m max x 2.00m max )



### Bathroom

7'3" max x 6'5" max (2.23m max x 1.98m max )



### Garage

not measured (not measured)

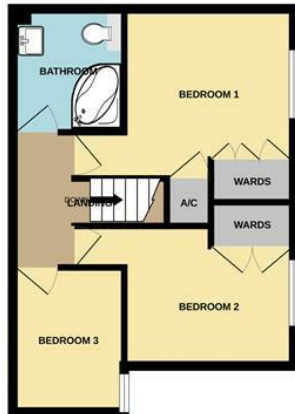




GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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