



**42 FLANDERS CLOSE, REDDITCH, B98 9HT**  
**OFFERS OVER £210,000**

A BEAUTIFULLY PRESENTED, LARGELY RE-FURBISHED THREE BEDROOM PROPERTY, OFFERED WITH NO ONWARD CHAIN!!

This stunning three bedroom property has been vastly improved over the last 6 months, to an impressive standard. The property offers; a stunning brand new kitchen/diner, guest WC, lovely living room, three good bedrooms, stunning brand new bathroom, and garden to the rear. Viewing is advised!!!

EPC - C  
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.



### Approach

Pathway up to the main front door with canopied entrance porch with store to the side.



### Entrance Hall

With stairs off to the first floor, door to storage cupboard downstairs, and leads off to;

### Guest WC

Fitted with a low level WC and vanity unit wash basin.



### Living Room

11'5" max x 11'3" max (3.49m max x 3.45m max )  
With opening leading through to;



### Kitchen/Diner

21'5" max x 9'6" max (6.55m max x 2.91m max)

A brand new fitted kitchen offering integrated oven, hob and extractor, sliding doors out to the rear garden and further door leading out to the garden. Further door to the kitchen off the hallway.



### Landing

Door to cupboard housing the boiler, doors off to;

### Bedroom One

12'10" max x 10'7" max (3.92m max x 3.23m max )



### Bedroom Two

10'9" max x 10'1" max (3.30m max x 3.09m max )



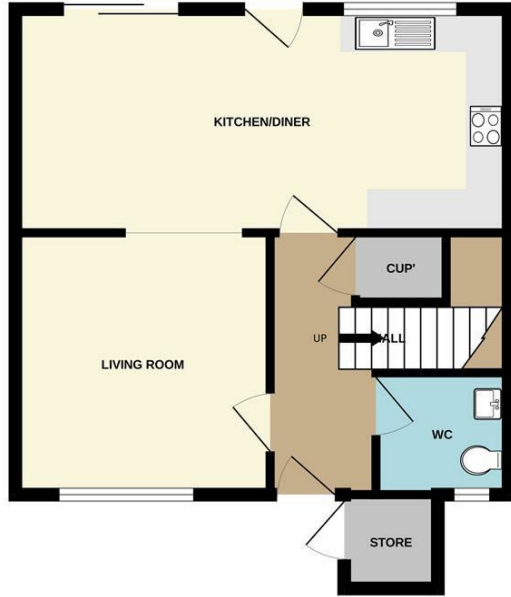
### Bedroom Three

11'6" max x 8'10" max (3.52m max x 2.71m max )

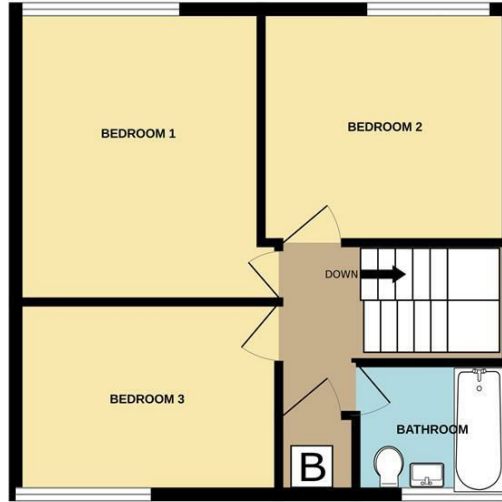




GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.

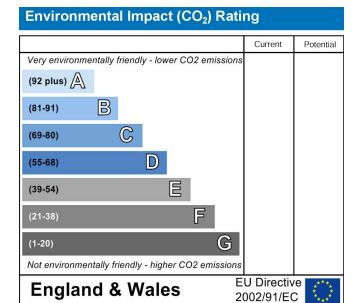
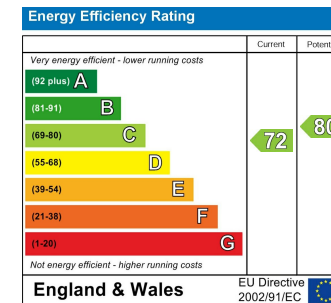
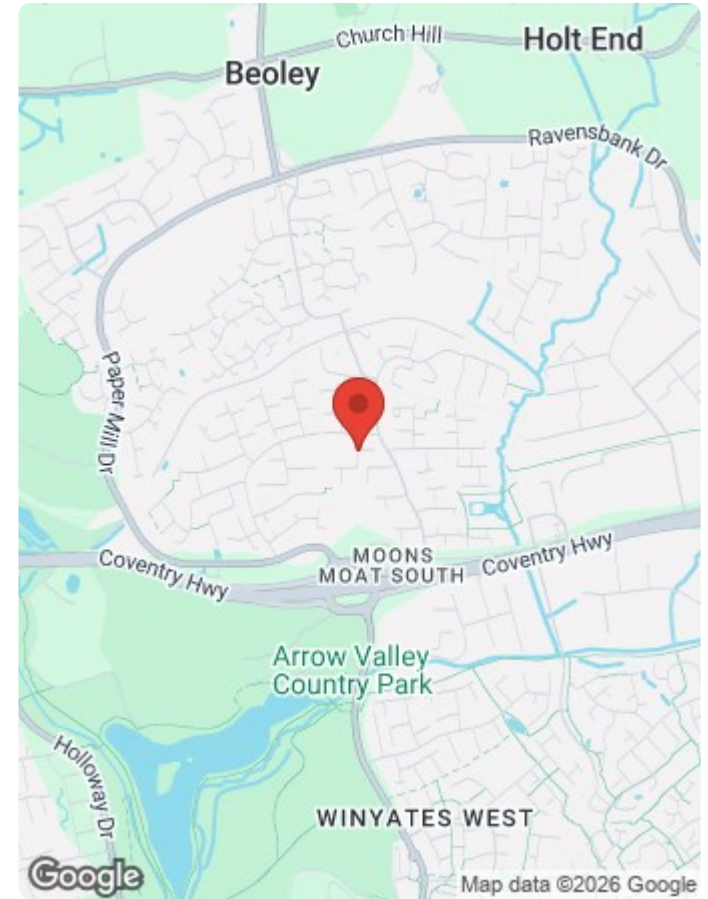


1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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