

Vizors estate agents

17 AVENBURY CLOSE, REDDITCH, B98 0AY
OFFERS OVER £330,000

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AN IMPRESSIVE EXTENDED THREE BEDROOM DETACHED HOME WHICH GARAGE & OFF ROAD PARKING THAT BENEFITS FROM A CORNER PLOT IN THE POPULAR LOCATION OF MATCHBOROUGH EAST.

This lovely three bedroom detached home is set in the popular Matchborough East district of Redditch. It benefits from a generous corner/end plot and due to this it enjoys a well proportioned plot. The property offers; entrance hall, living room, generous dining room, kitchen, three bedrooms, bathroom, garage and driveway. To the rear is a lovely, sizeable garden. Viewing is advised!!

Approach
A driveway leads up to the garage, side gate to the rear garden, a stone chipped area leads accross the front to the other side of the property. Main entrance door opens into;

Hall
With stairs off to the first floor, door into;

Living Room
15'0" max x 11'10" max (10'5") (4.58m max x 3.63m max (3.18m))
With door leading into;

Dining Room
15'1" max x 10'7" max (4.62m max x 3.23m max)
With sliding patio doors out to the rear garden, door to pantry/cupboard understairs, door into;

Kitchen
12'6" max x 7'10" max (3.82m max x 2.41m max)
With door giving integral access to the garage, door at the side leading out to the rear garden.

Landing
With door to cupboard housing the boiler, doors lead off to;

Bedroom One
13'3" max x 8'4" (not into door recess) (4.05m max x 2.55m (not into door recess))
With sliding doors to built-in wardrobes.

Bedroom Two
10'7" max x 8'4" (not into door recess) (3.24m max x 2.56m (not into door recess))
With door to built-in cupboard.

Bedroom Three
9'9" max x 6'6" max (2.98m max x 1.99m max)
This room incorporates the stairwell boxing.

Bathroom
7'6" max x 6'5" max (2.29m max x 1.96m max)

Garage
17'6" max x 8'7" max (5.35m max x 2.64m max)

Rear Garden
Offering areas of lawn, stone chippings and paving, with some shrubs and a further area to one side with further stone chippings and fencing.



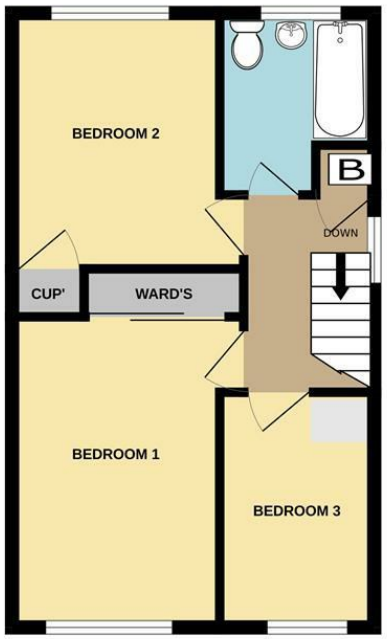




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



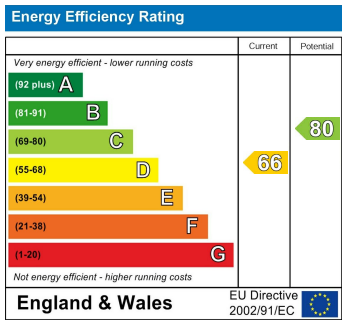
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

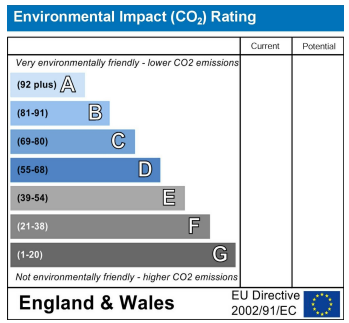


TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

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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The Property Ombudsman

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