



125 HERONFIELD CLOSE, REDDITCH, B98 8QW

AUCTION GUIDE £155,000

AUCTION SALE- 28TH MAY 2026 VIA BTG EDDISONS - A 5 bedroom, end terrace property set in the popular district of Church Hill South, on offer with no onward chain being sold at Auction.

The ground floor of the property offers: entrance hallway, living room, kitchen diner, sun lounge and shower room. The first floor has three bedrooms and a separate bathroom & WC. The second floor offers two further single bedrooms. There is also a garden at the rear and shared bay parking.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type. Binding contracts will be exchanged at the point of sale. All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit & Fees

The following deposits and non-refundable auctioneers fees apply:

Approach



There are shared parking bays at the rear of the property, rear gated access and access at the front via an enclosed entrance porch, leads into;

Hall

With stairs off to the first floor, doors off to;

Shower Room/WC



Living Room

14'4" max x 11'11" max (4.38m max x 3.64m max)



Kitchen/Diner

24'6" max x 10'11" max (8'9") (7.47m max x 3.34m max (2.68m))



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Sun Room

11'4" max x 9'10" max (3.47m max x 3.02m max)



Bedroom

13'9" max (10'11") x 10'8" max (4.21m max (3.35m) x 3.27m max)



Landing

Door to cupboard and doors off to;

Bedroom

14'9" max x 9'2" max (4.50m max x 2.80m max)



Bedroom

12'8" max x 11'2" max (9'6") (3.88m max x 3.41m max (2.92m))



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Bathroom

7'4" max x 5'4" (2.26m max x 1.64m)



Bedroom

8'9" max x 8'2" max (2.67m max x 2.51m max)



WC

5'1" max x 4'5" max (1.56m max x 1.37m max)



Bedroom

8'9" max x 7'3" max (2.68m max x 2.21m max)



Landing

With doors off to two further bedrooms;

Rear Garden



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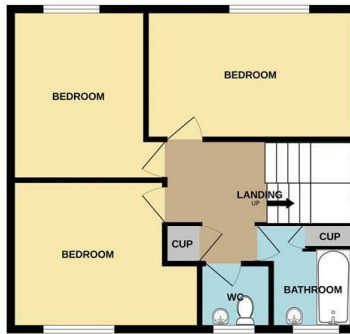
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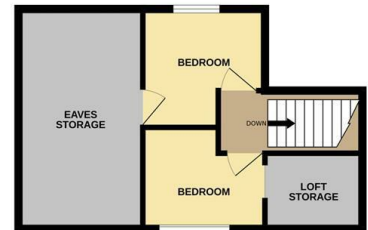
GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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