



108 PITCHCOMBE CLOSE, REDDITCH, B98 7HT
ASKING PRICE £425,000

A WELL PRESENTED FOUR BEDROOM DETACHED HOME, SET IN A CONVENIENT LOCATION!!

This neatly presented four bedroom detached home offers generous accommodation, well laid out and on a lovely well positioned plot. The property offers; living room, guest WC, generous kitchen/diner with built-in larder/laundry area, four double bedrooms, with en-suite to the main bedroom as well as the main house shower room. To the rear is an impressive landscaped, low maintenance garden, with garage and driveway at the front. Viewing is advised.

EPC -In progress.

Council Tax Band - E.

Tenure - Freehold (subject to solicitor confirmation).

There is a maintenance charge on this estate for the green/common areas. The seller advises us that for the year 25/26 it was approximately £414. There is also a ground rent of just £40 p/a.

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



Approach
Approached via a tarmac driveway, with slate chippings area to the front, garage and side gate access around to the rear garden. Main front entrance door into;



Hallway
With stairs off to the first floor, doors then lead off to;

Living Room
18'2" max x 12'9" max (5.54 max x 3.90 max)
With door to storage cupboard.



Kitchen/Diner
19'5" max x 11'5" max (5.93 max x 3.49 max)
With integrated oven, hob and extractor, plumbing and space for a dishwasher, double doors open to a handy larder/laundry area, double doors lead out to the rear garden and door leads into the garage.



Guest WC



Bedroom One
12'9" max x 12'4" max (3.90 max x 3.76 max)
With fitted wardrobes and door leads into;



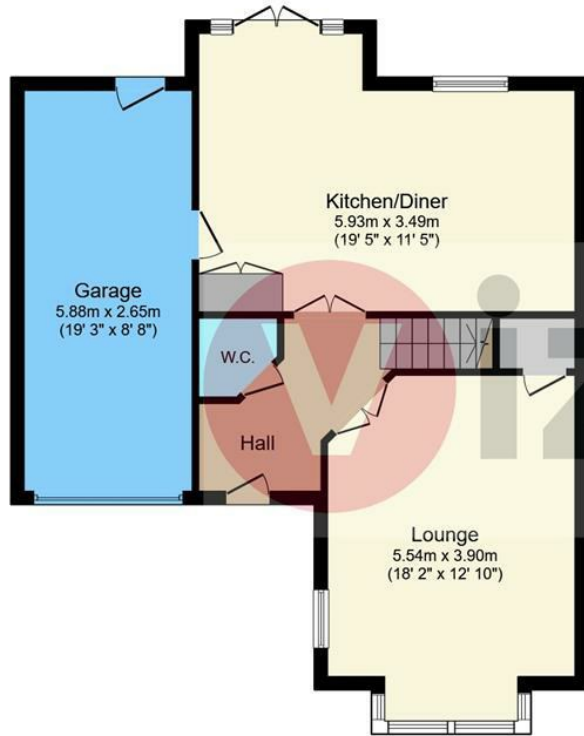
En-suite
7'5" max x 4'7" max (2.27 max x 1.42 max)



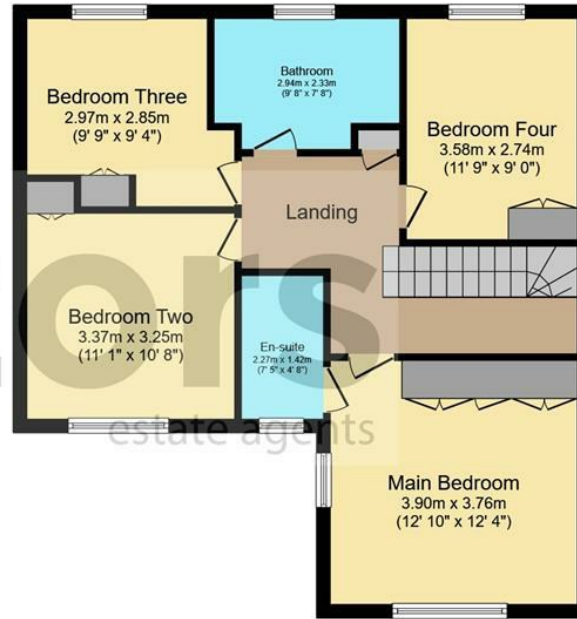
Bedroom Two
11'0" max x 10'7" max (3.37 max x 3.25 max)
With double doors to built-in wardrobe.







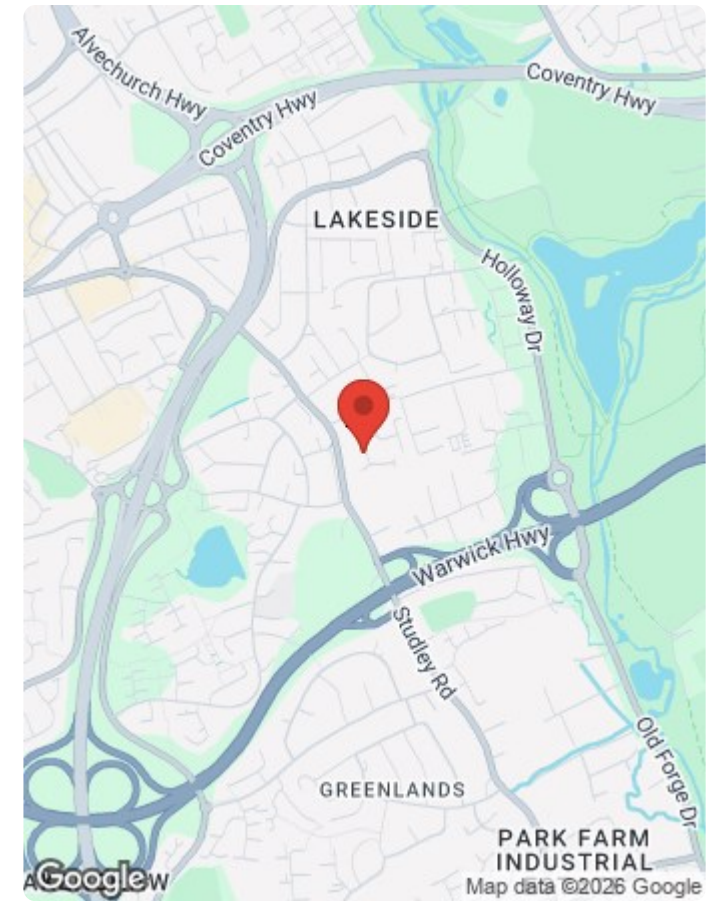
Ground Floor



First Floor

Total floor area 215.6 sq.m. (2,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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