



## 1 GREAT BARN LANE, REDDITCH, B97 5XJ

**ASKING PRICE £300,000**

AN IMPRESSIVE TWO BEDROOM DETACHED BUNGALOW ON A LOVELY CORNER/END PLOT!!!

This impressive detached bungalow is located in the Headless Cross district of Redditch, on the border of Webheath. It boasts a lovely corner/end plot, is offered with no chain. The property comprises; living room/diner, kitchen, two bedrooms (both with with built-in wardrobes), shower room, a substantial conservatory, garage, car port and driveway and a large maintenance garden to the rear. Viewing is advised.

EPC - In progress.

Council Tax Band - D.

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

## Approach



A block paved driveway leads to the car port & garage at the side. Main entrance door at the side of the property into;

## Entrance Hall

With doors leading off to;

## Living Room/Diner

18'6" max x 11'1" max (5.66m max x 3.38m max )



## Kitchen

10'1" max x 8'4" max (3.08m max x 2.56m max )



With door to a built-in cupboard and wall mounted boiler.

## Bedroom One

12'1" max x 11'0" max (8'11") (3.69m max x 3.37m max (2.74m))



With built-in wardrobe.

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Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

01527 584533  
info@vizorestates.com  
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## Bedroom Two

8'10" max x 8'5" max (2.71m max x 2.57m max)



With built-in wardrobes, sliding doors lead out to;

## Conservatory

19'5" max x 7'7" max (5.93m max x 2.32m max )



Has sliding doors leading out to the rear garden and further door leading to the garage.

## Garage

17'7" max x 8'2" max (5.36m max x 2.50m max )

## Rear Garden



A low maintenance area, being mostly block paved, with a raised stone chipped section with some shrub insets.

## Agents note

Access to drive into the car port and garage may be impeded by the step currently in place. Depending on the size of vehicle, alterations may be required to the step/entrance.

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GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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