



**12 KINGSTONE PLACE, REDDITCH, B98 7GG**  
**OFFERS IN EXCESS OF £325,000**

**IMMACULATE FOUR BEDROOM, DETACHED HOME WITH GARAGE & OFF ROAD PARKING PROVIDING AMPLE AND VERSTALIE ACCOMODATION THROUGHOUT!!!**

Approached via a small service road is this stunning home with the ground floor offering a bright entrance hallway, living room, large kitchen diner to the rear with doors out to the garden, practical utility room, guest WC and storage cupboard. To the first floor is a principle bedroom with shower room off and built in sliding door wardrobes, a further spacious double bedroom and two further bedrooms, along with a modern family bathroom.

Outside: The front of the property offers a stone area and driveway for two cars leading to the garage. At the rear is a landscaped and low maintenance rear garden with patio area, decked space, lawn and plant/shrub borders along with side gate access.

EPC - TBC

Council Tax - D

Tenure - Freehold (subject to solicitor confirmation)

The seller of this property advises us there is a £180 per annum service charge to be paid.

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 details.



**Approach**



**Hallway**



**Living Room**  
10'7" max x 14'7" max (3.23 max x 4.47 max)

**Kitchen / Dining Room**  
17'5" max x 10'11" max (5.32 max x 3.34 max)



**Utility**  
5'0" max x 4'0" max (1.54 max x 1.23 max)

**Guest W/C**  
5'2" max x 4'0" max (1.60 max x 1.22 max)



**Bedroom One**  
10'3" max x 12'4" max (3.14 max x 3.77 max)



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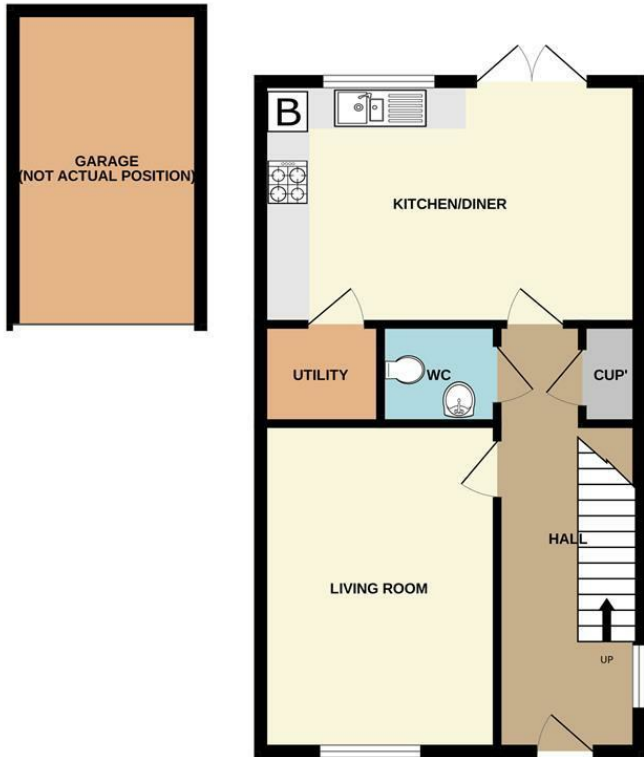
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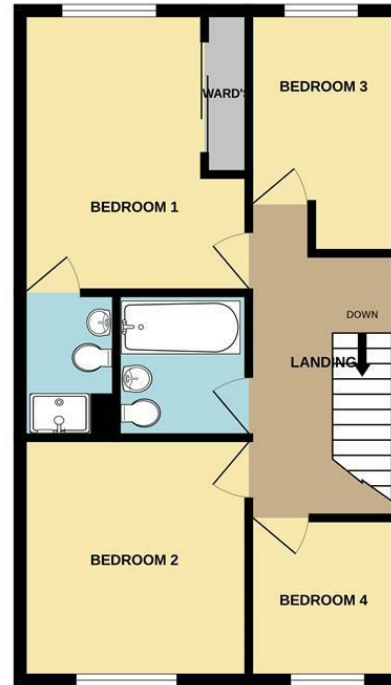
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GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.

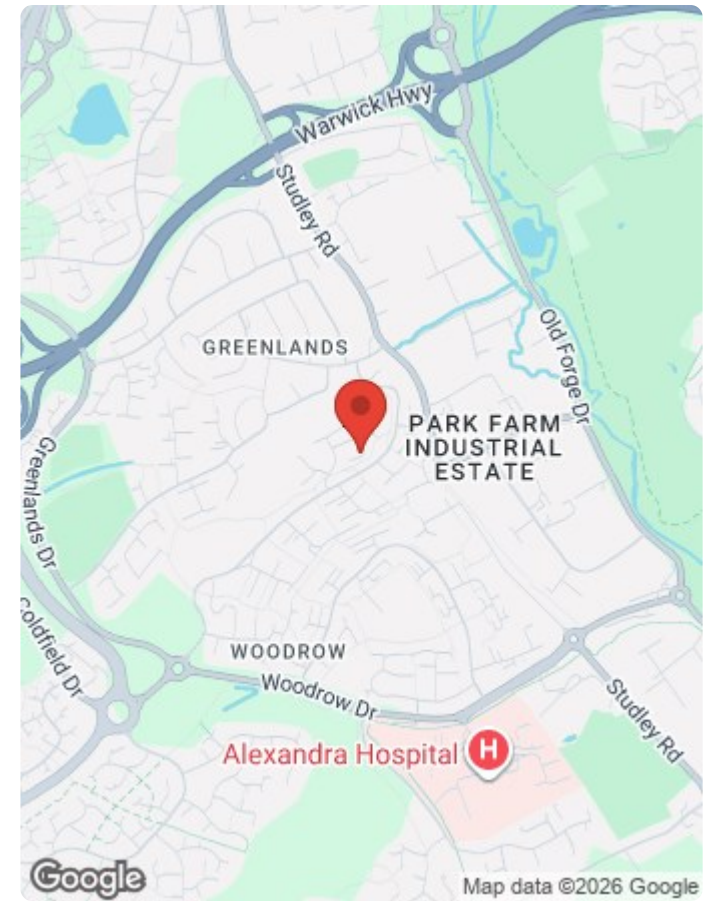


1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Vizor Estate Agents Ltd  
Company No. 7848499



**Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ**

Tel: 01527 584 533

www.vizorestates.com