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70 GARWAY CLOSE, REDDITCH, B98 0BZ
ASKING PRICE £220,000

A WELL PRESENTED FOUR BEDROOM TERRACED HOME WITH SHARED BAY PARKING DIRECTLY AT THE REAR.

A well presented & spacious four bedroom terraced house located in the Matchborough East district of Redditch. The property offers an entrance porch, hallway, downstairs WC, modern kitchen/diner, lovely living room, conservatory and enclosed rear gardens. The first floor accommodation offers two double bedrooms, two further single bedrooms and a modern shower room. Directly at the rear is a shared parking bay and rear gate access. This house is a must view to appreciate the space on offer.

EPC - D.
Council Tax Band - B.
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 financial commitment, or legal commitment to purchase. Measurements supplied are all approximate 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



Approach

Top the rear of the property is a shared parking bay. There is a rear gate access via the rear garden. To the front of the property a pathway leads up to the main front entrance via;



Enclosed Entrance Porch

With door to a storage cupboard to the side, inner door into;

Entrance Hall

With door to a small cupboard, stairs off to the first floor, doors to living room, kitchen & guest WC, door to a further storage cupboard.

Guest WC

Fitted with a low level WC and wash basin.

Living Room

14'3" max x 11'7" max (4.36m max x 3.54m max)
Doors out to the conservatory.



Conservatory

11'5" max x 7'9" max (3.50m max x 2.38m max)
With door out to the rear garden.



Kitchen/Diner

17'5" max x 11'9" max (9'5") (5.33m max x 3.60m max (2.88m))
An impressive open plan kitchen diner, with breakfast bar seating area, integrated oven, hob and extractor. Door out to the rear garden.



Landing

Door to two built-in storage cupboards, one of which houses the boiler. Doors off to;

Bedroom One

9'8" max x 8'4" not including the door recess (2.97m max x 2.56m not including the door recess)



Bedroom Two

9'6" max x 9'1" not into door recess (2.92m max x 2.77m not into door recess)



Bedroom Three

11'1" max x 6'8" max (3.40m max x 2.04m max)

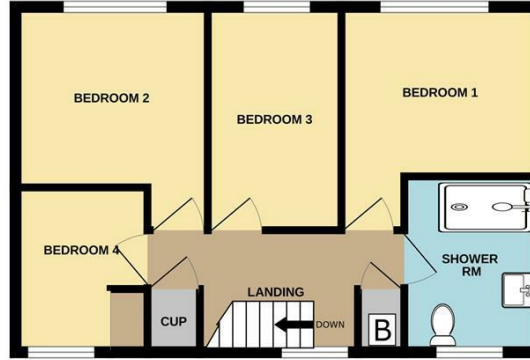




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

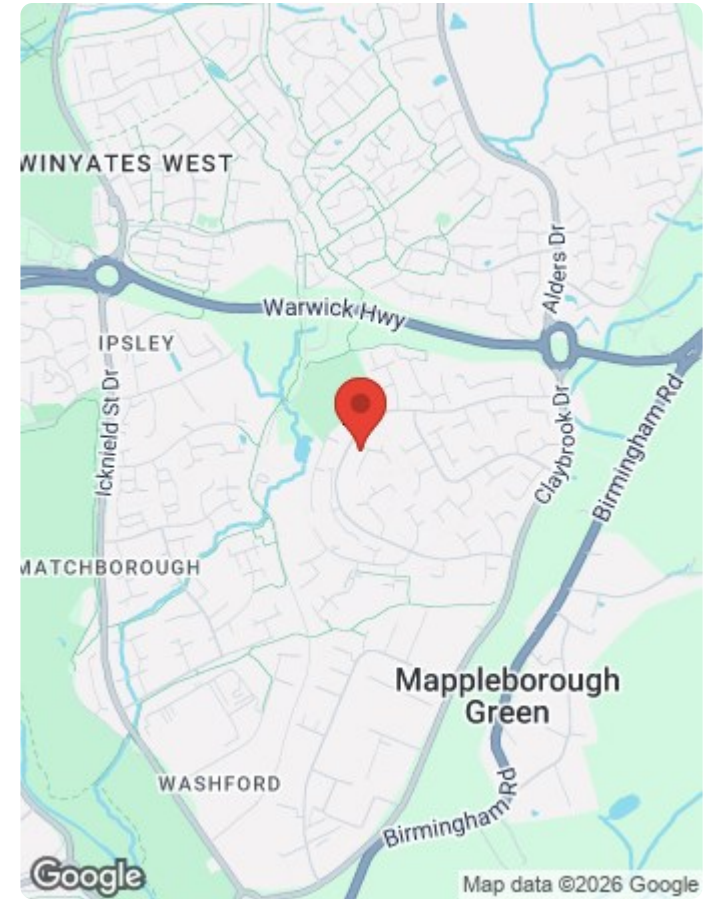


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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) A			
(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	66	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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