

80 HARPORT ROAD, REDDITCH, B98 7PB
OFFERS OVER £325,000

ON OFFER WITH NO ONWARD CHAIN - AN IMMACULATELY PRESENTED, EXTENDED FIVE BEDROOM, SEMI DETACHED HOME IN GREENDLANDS WITH OFF ROAD PARKING AND REAR GARDEN.

The ground floor of the property offers: entrance porch, hallway, pleasant living room with bay window, large dining room with storage cupboards, kitchen breakfast room, versatile conservatory and a multi-purpose shower room/utility. To the first floor are two large double bedrooms with built in sliding door wardrobes, a third small double bedroom with built in storage and two further bedrooms, along with a recently refurbished family bathroom.

Externally there is an ample block paved driveway to the front, EV Charger and storage garage. To the rear is a private garden offering a raised deck area, tucked away patio space and a lower tier of lawn and patio.

This property could be ideal for a growing family and has undergone modernisation in recent years to become a practical yet versatile home.

EPC - in progress
Council Tax - C
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







Front/Approach
The property is approached via a large block paved driveway leading to the front porch and storage garage. EV charging point



Hallway
12'4" max x 5'10" max (3.78 max x 1.80 max)

Living Room
11'11" max 11'11" max (3.64 max 3.65 max)
With bay window and fireplace feature wall



Dining Room
12'0" max x 9'9" max (3.67 max x 2.99 max)
With two built in storage cupboards and access doors into the conservatory



Kitchen/Breakfast Room
14'11" max x 8'10" max (4.55 max x 2.70 max)
Kitchen breakfast room with worktop/seating area, an array of base and wall units, integrated dishwasher and door leading into the utility room



Conservatory
15'10" max x 8'10" max (4.84 max x 2.70 max)
Versatile conservatory with access doors to the rear garden



Utility/Shower Room
6'8" max x 8'2" max (2.04 max x 2.49 max)
With walk in wet room/shower, WC and hand basin along with space/plumbing for wet appliances



Landing
11'2" max x 5'10" max (3.41 max x 1.80 max)
Providing access to all bedrooms and family bathroom

Bedroom One
9'11" max x 12'8" max (3.03 max x 3.87 max)
With two sets of built in sliding wardrobes and bay window, overlooking the front aspect


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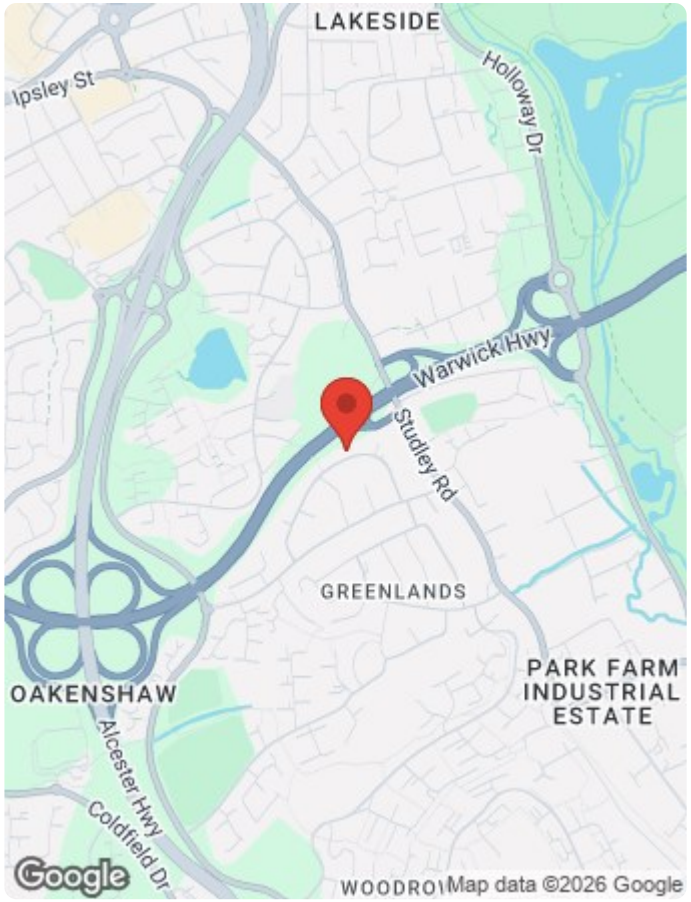

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GROUND FLOOR

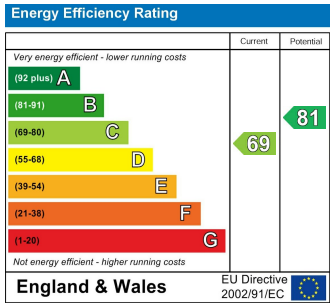


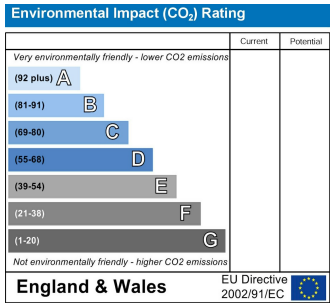
1ST FLOOR





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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Vizor Estate Agents Ltd
Company No. 7848499

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

Tel: 01527 584 533 www.vizorestates.com