



## 137E MASON ROAD, REDDITCH, B97 5DG

**ASKING PRICE £280,000**

A SPACIOUS TWO BEDROOM BUNGALOW IN THE EVER-POPULAR DISTRICT OF HEADLESS CROSS, REDDITCH!

This spacious TWO bedroom linked semi-detached bungalow is set in the very popular district of Headless Cross, Redditch. Offered with no onward chain, the property comprises; an enclosed entrance porch, hallway, a spacious living room, fitted kitchen and utility off, sun room, two bedrooms and shower room. The garage has been adapted into further living accommodation (without any building regulations approval). There is a driveway and small garden to the front and generous gardens at the rear.

EPC -In progress.

Council Tax Band - 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 that any interested parties must make their own enquiries and satisfy themselves before any

### Approach

To the front of the property is a small fore garden and driveway leading up to the main entrance via an enclosed porch, and a further entrance via the utility at the side.

### Enclosed Entrance Porch

With inner door into;

### Hallway

With doors off to the shower room and to the living room.

### Shower Room

7'6" max x 5'9" max (2.29m max x 1.76m max )



With low level WC, wash basin and an open shower cubical.

### Living Room

18'4" max x 14'3" max (5.60m max x 4.35m max )



Doors to bedrooms and folding door into;

### Kitchen

9'10" max x 6'7" max (3.00m max x 2.03m max )



With a recessed oven, sink unit & drainer, breakfast bar area and opening leading into the utility.

### Utility

10'0" max x 6'8" max (narrows to 5'8") (3.07m max x 2.05m max (narrows to 1.73m))



This room narrows at one end. Door giving access from the front, door out to the rear garden and door leading into the adapted garage.

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### Bedroom One

10'11" max x 10'10" max (3.35m max x 3.32m max )



With a double built-in wardrobe and further single built-in wardrobe.

### Bedroom Two

10'11" max x 9'2" max (3.33m max x 2.80m max )



With door leading out to the Sun Room.

### Sun Room

19'3" max x 7'6" max (5.88m max x 2.31m max )



With door at the side leading out to the rear garden.

### Adapted Garage



One section- 3.48m max x 2.36m max  
Another section- 2.35m max x 1.17m max  
The sellers have advised us that the garage was adapted to suit the family, and that no Buildings Regulations Approval has been sought or granted.

### Rear Garden

A generous garden to the rear with initial patio/seating area, multi-levels of lawn and shrubs.

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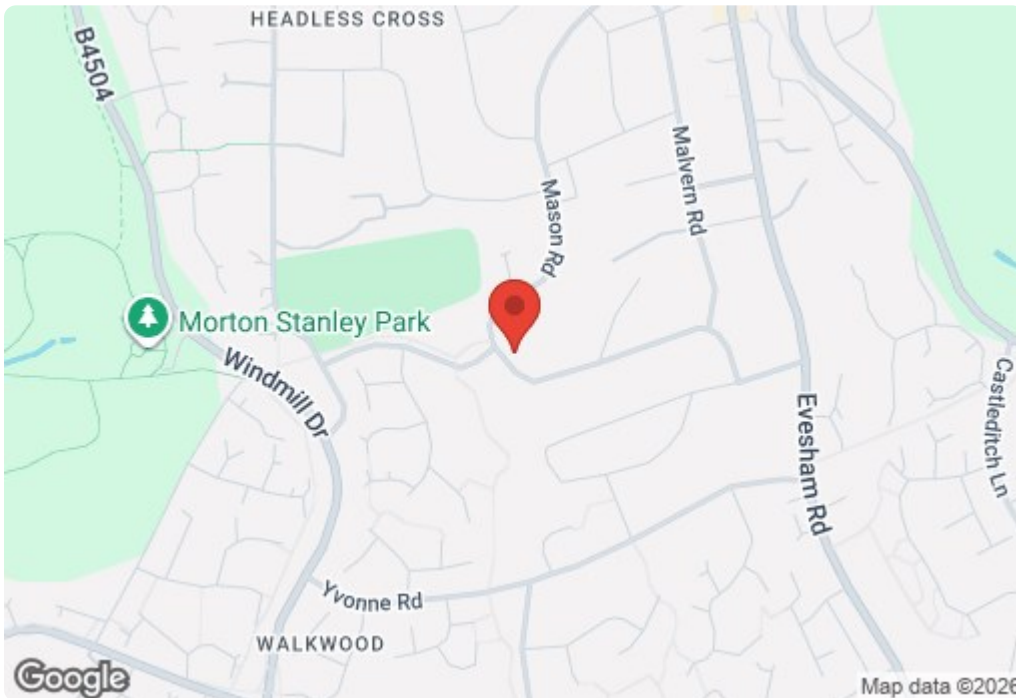


GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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			
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