



**12 HILLMORTON CLOSE, REDDITCH, B98 9LX**  
**ASKING PRICE £390,000**

## 12 HILLMORTON CLOSE, REDDITCH, B98 9LX

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN CHURCH HILL NORTH.

This well presented family home set on the end of this part of the close. This impressive home offers; entrance hall, living room with double doors into the dining room, kitchen and generous utility room, guest WC, four bedrooms, en-suite shower room, family bathroom, garage and block paved driveway, lovely gardens to the front and rear.

### Approach

A block paved driveway leads up to the garage and main front entrance.

### Hall

With stairs off to the first floor and doors to;

### Living Room

14'11" (not into bay) x 11'6" max (4.57m (not into bay) x 3.53m max )

Leads semi- open plan into;

### Dining Room

10'4" max x 7'11" max (3.17m max x 2.43m max)

With double doors out to the rear garden, sliding door into;

### Kitchen

10'2" max x 9'3" max (3.12m max x 2.84m max )

With door to pantry/storage cupboard downstairs, door into;

### Utility

10'5" max x 7'6" max (3.18m max x 2.30m max )

With door into the garage and door out to the rear garden.

### Guest WC

### Landing

Door to cupboard housing the boiler, doors off to;

### Bedroom One

10'9" x 10'6" (3.30m x 3.21m)

With door into;

### En-suite

7'1" max x 4'10" max (2.16m max x 1.48m max )

### Bedroom Two

10'6" max x 9'10" (3.21m max x 3.00m)

### Bedroom Three

7'10" max x 7'8" max (2.39m max x 2.34m max )

### Bedroom Four

7'8" max x 6'10" max (2.35m max x 2.09m max )

### Bathroom

7'1" max x 6'3" max (2.16m max x 1.93m max )

### Garage

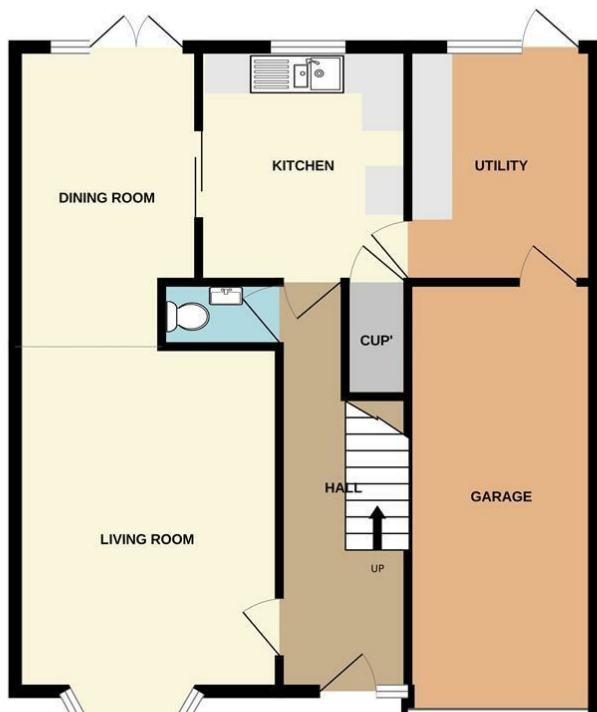
18'10" max x 8'3" max (5.75m max x 2.53m max )

### Rear Garden

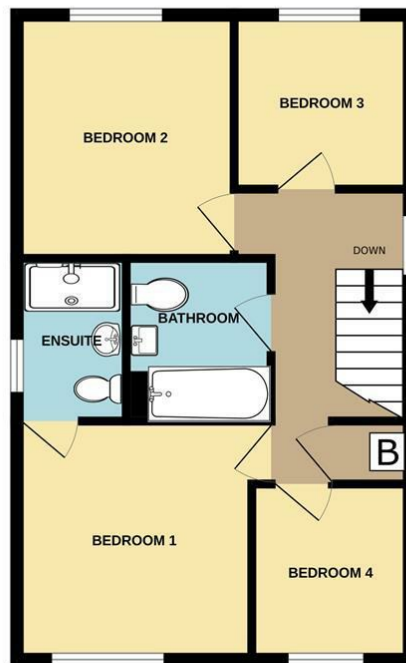
Offers paved and stone chipped areas, with mainly lawn and some shrubs.



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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		



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