



85 NORTHLEACH CLOSE, REDDITCH, B98 8RB

GUIDE PRICE £180,000

A THREE BEDROOM END TERRACED HOME IN NEED OF MODERNISING IN THE POPULAR DISTRICT OF CHURCH HILL NORTH!!

This spacious three bedroom end terraced home is in need of modernising and improvement, is set in the very popular district of Church Hill North and comprises; to the ground floor- living room, generous kitchen/diner, guest WC, & conservatory, to the first floor are two double bedrooms and a third single bedroom, plus a shower room. There is a garden at the rear aswell as shared bay parking dotted around the close.

EPC -In progress.

Council Tax- 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

Approach



A pathway leads up to the main front entrance which is via;

Enclosed Porch

With two storage areas and inner door into;

Hall

With stairs off to the first floor, doors lead off to;

Guest WC



Kitchen/Diner

15'8" max x 11'1" max (4.80m max x 3.40m max)



Living Room

17'8" max x 10'5" max (5.40m max x 3.19m max)



With sliding patio doors leading out to;

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Hyde House, 52 Bromsgrove Road
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Conservatory

9'10" max x 9'2" max (3.00m max x 2.80m max)



With double doors leading out to the rear garden.

Landing

With door to a cupboard which houses the boiler, doors off to;

Bedroom One

12'10" max x 11'2" max (3.92m max x 3.41m max)



Bedroom Two

11'2" max x 9'0" (not incl' wardrobe) (3.41m max x 2.76m (not incl' wardrobe))



With sliding doors to a large walk-in wardrobe.

Bedroom Three

9'10" max x 6'5" max (3.01m max x 1.96m max)



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Shower Room

6'3" max x 5'8" max (1.93m max x 1.75m max)



Rear Garden

With a paved area and some shrub insets.

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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

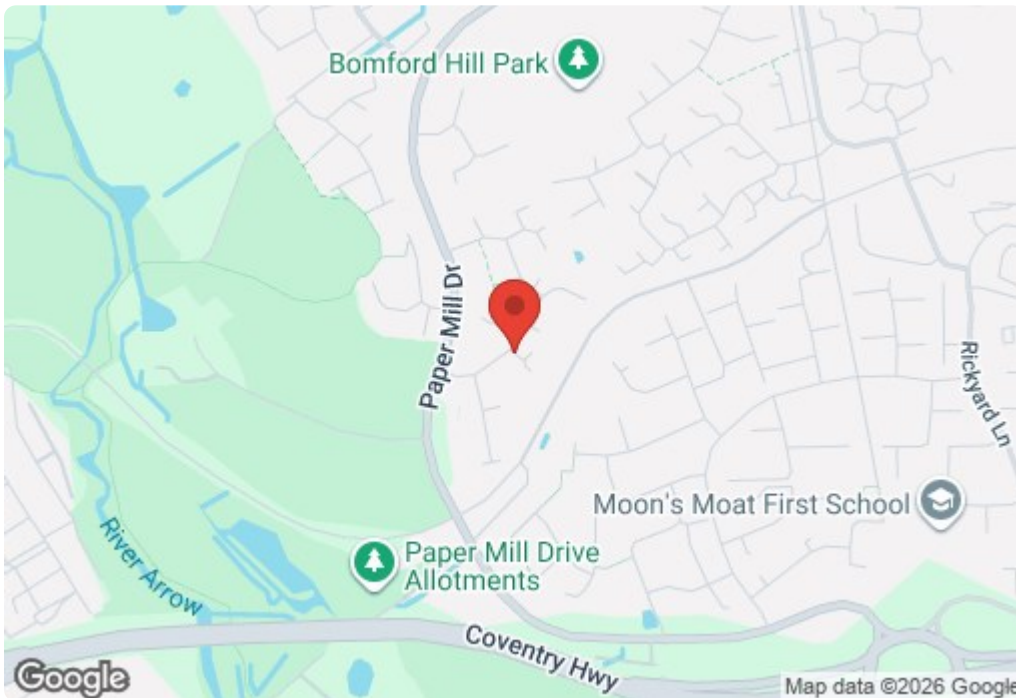


1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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