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27 MELEN STREET, REDDITCH, B97 4BW
ASKING PRICE £180,000

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A SPACIOUS, TRADITIONAL THREE BEDROOM, THREE STOREY MID TERRACED HOME.

Set in an incredibly convenient location, this spacious property offers easy access within walking distance of the local train & bus stations, as well as the town centre. The property offers; two reception rooms, modern kitchen, ground floor bathroom, two double bedrooms to the first floor, and the second floor offers the largest, main bedroom and full en-suite bathroom. There is on street parking to the front and garden at the rear. Viewing is recommended.

EPC - D.

Council Tax Band - A.

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 approximates 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 of th



Approach

At the front, an enclosed entrance porch offers door leading into;



Reception One

12'7" max into bay x 11'10" max (3.84m max into bay x 3.62m max)
With door leading into;



Reception Two

11'10" max x 10'10" (not into recess) (3.62m max x 3.31m (not into recess))
With door to stairs to the first floor, door to storage cupboard, further door into;



Kitchen

12'3" max x 6'11" max (3.74m max x 2.11m max)
With door to the side leading out to the rear garden, wall mounted boiler, integrated oven, hob and extractor, door leads to;



Ground Floor Bathroom

8'3" max x 6'7" max (2.53m max x 2.03m max)



First Floor Landing

Doors off to bedrooms two & three and stairs up to the top floor (bedroom one).

Bedroom Two

11'10" max x 10'11" max (3.63m max x 3.33m max)



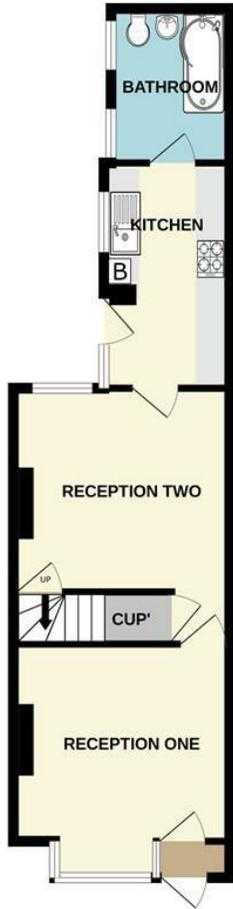
Bedroom Three

11'10" max x 10'10" max (3.63m max x 3.31m max)
Restricted head height in-part where the stairs section encroaches.

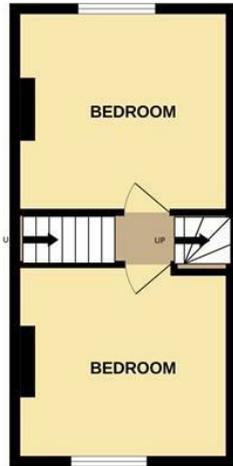




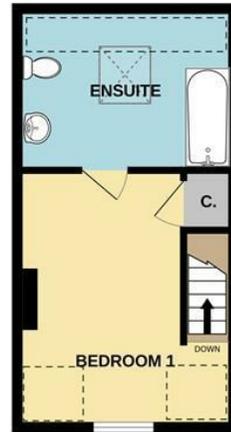
GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.

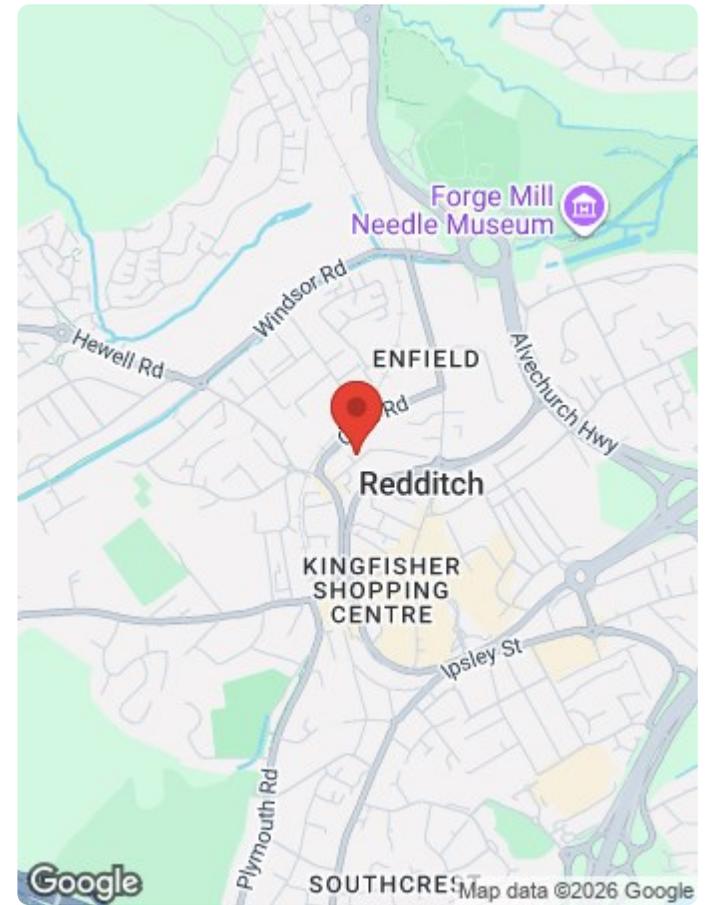


2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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			84
(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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Vizor Estate Agents Ltd
Company No. 7848499



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

Tel: 01527 584 533

www.vizorestates.com