



VIZORS

Auctioneers, Estate Agents & Letting Agents

6 DOWLERS HILL CRESCENT, REDDITCH, B98 7QY
OFFERS OVER £200,000

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In need of some modernisation, this three bedroom property is ideal for either a buy to let investor or someone looking to stamp their own mark. In the popular location of Greenlands, the property is near to schools and offers lounge, kitchen, three bedrooms, wet room, garden and parking. To view, call the sales team.

Approach

Driveway and lawn fore garden

Porch

With door leading into the hall

Hall

Stairs to the first floor and doors to the lounge and kitchen

Lounge

17' max x 12'11 max (5.18m max x 3.94m max)
Windows to front and side elevations

Kitchen

10'9 x 9'6 (3.28m x 2.90m)
With a range of units, windows to side and rear and door to an inner lobby which leads to a store, WC and garden room

Garden Room

16'6 x 8' (5.03m x 2.44m)
Glazed with doors to the garden

Landing

With doors to all bedrooms and wet room

Bedroom One

14'9 max x 11'11 max (4.50m max x 3.63m max)
Window to side elevation

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)
Window to side elevation

Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)
Window to front elevation

Wet Room

7'3 x 5'1 (2.21m x 1.55m)
With windows to side and rear

Outside

Rear garden with patio, raised lawn and fence boundaries



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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