



# VIZORS

◆◆◆ Auctioneers, Estate Agents & Letting Agents

120 WALKWOOD ROAD, REDDITCH, B97 5NN  
OFFERS OVER £260,000



An ideal home for a growing family. This characterful three bedroom end of terrace property is situated in the highly sought after area of Hunt End. The ground floor offers an entrance hallway, downstairs w/c, lounge diner with log burner feature, and modern kitchen with solid wood work tops and an integrated slimline dishwasher, utility/lean too. The first floor offers three DOUBLE bedrooms, a stunning bathroom with roll top free standing bath, separate shower and vanity furniture along with a further open space which could possibly be used as a study/fourth bedroom. Some modernising needed upstairs. There is a large private rear garden with views over fields to the rear and on street parking. This property must be viewed to appreciate the potential property on offer.





**Hallway/Study**  
8'11" max x 10'5" max (2.72 max x 3.18 max)

**Kitchen**  
9'1" max x 12'2" ,ax (2.77 max x 3.73 ,ax )  
With integrated slim line dishwasher

**Lounge**  
10'11" max 12'6" max (3.35 max 3.82 max)  
With log burner fire



**Dining Room**  
12'5" max x 10'10" max (3.81 max x 3.32 max)



**Utility/Lean too**  
5'7" max x 14'0" max (1.71 max x 4.27 max)

**Downstairs W/C**  
3'10" max x 4'11" max (1.17 max x 1.5 max)



**Master Bedroom**  
11'5" max x 11'1" max (3.49 max x 3.39 max)  
With fitted wardrobes



**Bedroom Two**  
10'11" max x 9'9" max (3.33 max x 2.98 max)



**Bedroom Three**  
9'1" max x 10'4" max (2.77 max x 3.16 max)



**Bathroom**  
9'1" max x 8'10" max (2.77 max x 2.71 max)  
With roll top free standing bath, separate shower & fitted vanity units





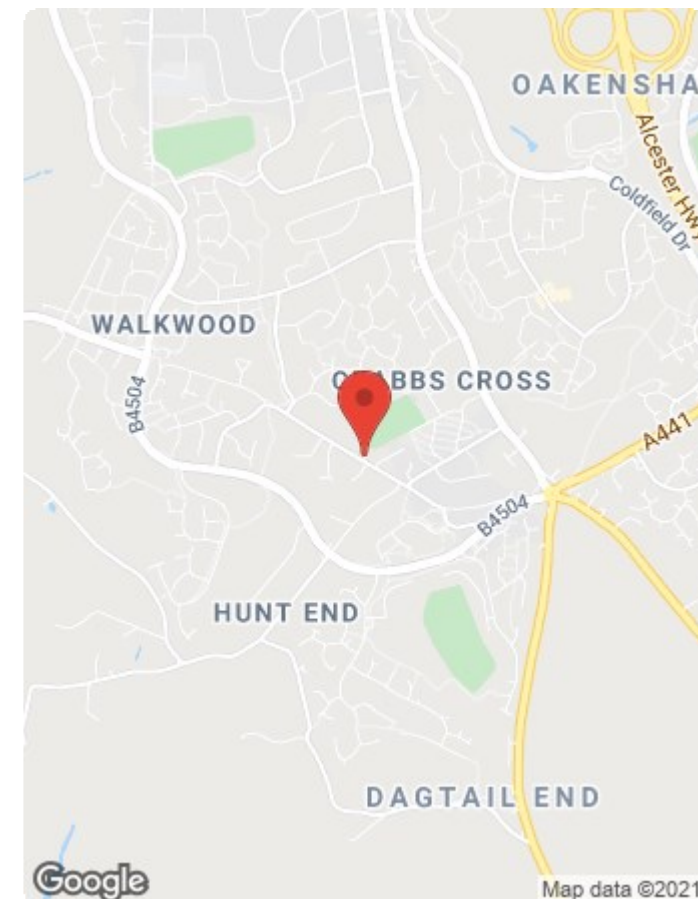








GROSS INTERNAL AREA  
 FIRST FLOOR : 58 m<sup>2</sup>, SECOND FLOOR : 46 m<sup>2</sup>  
 TOTAL : 105 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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