



VIZORS

Auctioneers, Estate Agents & Letting Agents



184 BIRMINGHAM ROAD, REDDITCH, B97 6EN
OFFERS OVER £360,000

A fantastic opportunity to purchase this 5 Bedroom detached family home with an extensive rear workshop to the rear of the garden which could have versatile use.

The property which has retained a lot of its original features, offering character throughout and being less than 0.5 mile away from the Redditch town centre. The property is set over 3 floors and offers the following:- First floor having an entrance hallway with original style flooring and leads of to the lounge, and an open plan family dining area come kitchen over looking the rear garden and having the large utility/storage area with downstairs WC off.

The second floor offers a large spacious landing with access to the master bedroom over looking the front of the property and accompanied with fitted wardrobes and an ensuite, a further double bedroom, a large single room currently being used as the office and the main family bathroom.

The top floor offers a small landing area with 2 double bedrooms with roof recess and lower storage.

The outside of the accommodation to the rear offers an extremely well maintained rear garden, with a raised decked area and lawn with various shrubs. The rear garden also features an extensive workshop spanning the width of the garden with electric points throughout. There's also the opportunity to purchase the hot tub. The front of the property offers a block paved drive way for 2-3 cars.

Viewing is essential to appreciate the accommodation on offer.



Hallway**Lounge**

16'11" max x 12'0" max (5.17 max x 3.67 max)

**Family Room/Dining Room**

19'9" max x 10'11" max (6.03 max x 3.35 max)

**Kitchen**

11'9" max x 10'0" max (3.59 max x 3.05 max)

Utility

7'3" max x 6'9" max (2.23 max x 2.08 max)

Downstairs W/C

4'8" max x 2'10" max (1.43 max x 0.87 max)

Landing**Master Bedroom**

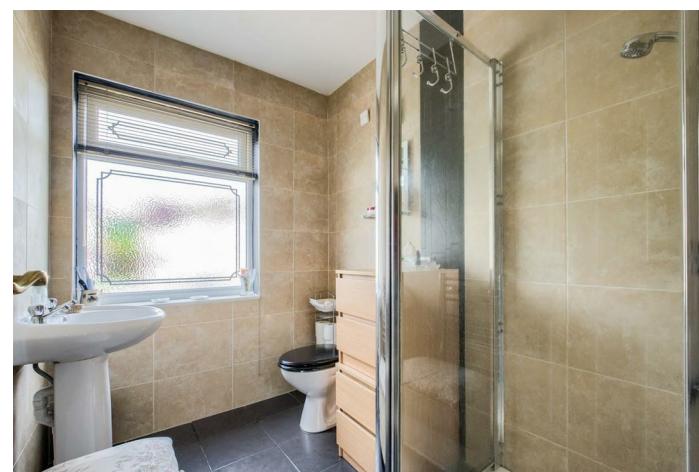
14'2" max x 12'0" max (4.32 max x 3.67 max)

**En Suite**

7'4" max x 5'5" max (2.25 max x 1.67 max)

**Bedroom Four**

15'7" max x 9'1" max (4.75 max x 2.77 max)

**Bedroom Two**

10'6" max x 7'11" max (3.21 max x 2.43 max)

Bedroom Three/Office

9'9" max x 9'1" max (2.99 max x 2.77 max)

**Bedroom Five**

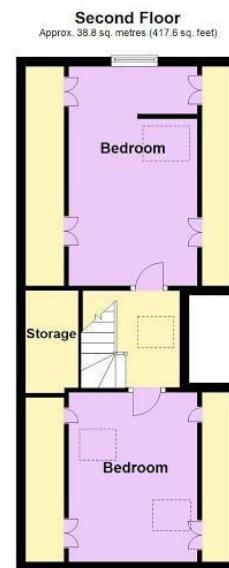
12'1" max x 8'11" max (3.69 max x 2.74 max)







Total area: approx. 193.6 sq. metres (2084.2 sq. feet)



| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



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