



# VIZORS

Auctioneers, Estate Agents & Letting Agents

23 BATCHLEY ROAD, REDDITCH, B97 6HX  
OFFERS OVER £170,000

## 23 BATCHLEY ROAD, REDDITCH, B97 6HX

A fantastic opportunity to purchase a two bedroom semi detached home with no onward chain in Batchley. The ground floor offers an entrance hall, lounge and kitchen diner to the rear. The first floor offers a master bedroom with a spacious cupboard, a second bedroom and a family bathroom. This property features an extensive rear garden along with off road parking to the front. A Property perfect for a first time buyer or investor. Call now to arrange your viewing - 01527 584 533,.

### Entrance Hall

### Lounge

11'10" max x 14'8" max (3.63 max x 4.49 max)

### Kitchen/Diner

8'11" max x 15'1" max (2.73 max x 4.60 max)

With door leading out to the Garden

### Landing

### Master Bedroom

12'0" max x 11'8" max (3.66 max x 3.58 max)

### Bedroom Two

7'9" max x 12'2" max (2.38 max x 3.72 max)

### Bathroom

6'11" max x 9'0" max (2.13 max x 2.76 max)

### Garden





ENTRY

GROSS INTERNAL AREA  
 FIRST FLOOR : 35 m<sup>2</sup>, SECOND FLOOR : 33 m<sup>2</sup>  
 TOTAL : 68 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Vizor Estate Agents Ltd  
 Company No. 7848499



17 Church Green East, Redditch B98 8BP

Tel: 01527 584533

www.vizors.co.uk

Fax: 01527 584467

