



# VIZORS

◆◆◆ Auctioneers, Estate Agents & Letting Agents

17 BELBROUGHTON CLOSE, REDDITCH, B98 7NH  
£160,000



**\*\*\*WITH GARAGE AND NO ONWARD CHAIN\*\*\*** A fantastic find for a first time buyer or growing family as this property is deceptively spacious and, is located in the popular Lodge Park district. In brief, the property benefits from porch, guest WC, lounge, kitchen diner, three bedrooms, bathroom, garden and separate detached single garage. This is a **MUST VIEW** so, call now to secure a time.





**Approach**

Path leading to reception porch with store

**Hall**

Doors to the lounge, guest WC and stairs to the first floor

**Guest WC**

With a 2 piece suite

**Lounge**

16'7 x 11'8 (5.05m x 3.56m)

Patio doors giving access to the rear garden and further door into the dining kitchen

**Kitchen**

8'1 x 17'9 max (2.46m x 5.41m max)

Window to front and a range of wall and base units with work surfaces

**Dining Area**

9'11 x 9' (3.02m x 2.74m)

Patio doors to the rear garden

**Landing**

Doors to three bedrooms, bathroom and two storage cupboards

**Bedroom One**

13'8 max x 9'10 max (4.17m max x 3.00m max)

Built in wardrobe and window to rear

**Bedroom Two**

11'8 x 9'1 (3.56m x 2.77m)

Built in wardrobes and window to rear

**Bedroom Three**

11'8 x 6'3 (3.56m x 1.91m)

Window to rear and drawer units

**Bathroom**

6'1 x 5'10 (1.85m x 1.78m)

Window to front and a 3 piece bathroom suite



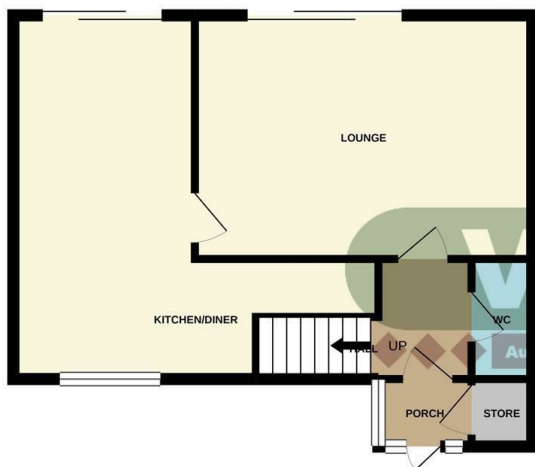








GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

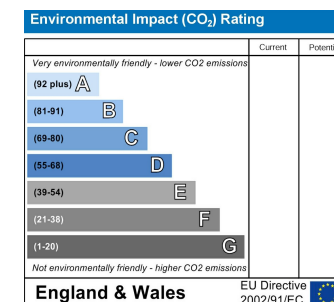
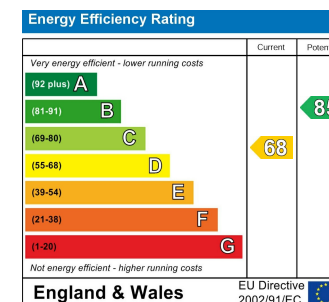


1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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