



VIZORS

◆◆◆ Auctioneers, Estate Agents & Letting Agents

11 CEDAR PARK ROAD, REDDITCH, B97 6HP
£220,000

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On offer with no onward chain, this three bedroom bay fronted semi-detached family home is set in the popular district of Batchley, has been well cared for by the owner. In brief, the property comprises; open lounge/diner, conservatory, extended kitchen, utility & guest WC, three bedrooms, shower room, block paved driveway plus garage & pleasant rear gardens. Viewing is advised.

Approach

Via a driveway providing off road parking, lawn set behind a low rise brick wall, further leading to the front door

Hall

Stairs to first floor and doors to lounge/diner, kitchen and guest WC

Lounge/Diner

25'5 max x 9'10 max (7.75m max x 3.00m max)
Bay window to front, double doors to rear and further door into the kitchen

Conservatory

8'8 max x 7'10 max (2.64m max x 2.39m max)

Guest WC

Fitted with a WC and hand basin

Kitchen

9'1 x 12'2 (2.77m x 3.71m)
A range of units, windows to rear and door to side

Utility Room

4'10 x 9'8 (1.47m x 2.95m)
Plumbing for a washing machine and door to the garage

Landing

Doors to all bedrooms and shower room

Bedroom One

12'6 max x 9'11 max (3.81m max x 3.02m max)
Built in wardrobes and bay window to front

Bedroom Two

11'10 x 8'5 (3.61m x 2.57m)
Window to rear elevation

Bedroom Three

9'1 x 7'2 (2.77m x 2.18m)
Window to rear and storage

Shower Room

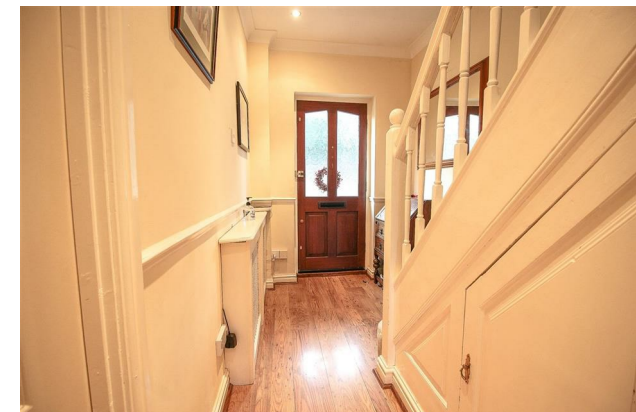
7'8 max x 5'8 (2.34m max x 1.73m)
Walk in shower, WC, wash basin and window to front

Garage

11'9 x 9'5 min (3.58m x 2.87m min)

Garden

Decking, lawn, separate rear patio and fenced boundary



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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