



VIZORS

Auctioneers, Estate Agents & Letting Agents

14 ASH TREE ROAD, REDDITCH, B97 6JL
£160,000

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In need of modernisation, this three bedroom property is ideal for either a buy to let investor or someone looking to stamp their own mark. In a great location, the property is near to schools and offers lounge, kitchen, three bedrooms, bathroom, garden and parking. To view, call the sales team.

Approach

Driveway providing off road parking and lawn leading to the front door

Patio, lawn, fenced boundary and access to side storage facility

Hall

Stairs to first floor and door into the lounge

Lounge

14'8 x 11'8 max (4.47m x 3.56m max)

Window to front, under stair storage and door into the kitchen

Kitchen

9' x 15' (2.74m x 4.57m)

Wall and base units, door and window to rear

Landing

Window to side and doors to bedrooms and bathroom

Bedroom One

12'1 x 7'8 (3.68m x 2.34m)

Window to rear

Bedroom Two

11'7 x 7'10 max (3.53m x 2.39m max)

Window to front

Bedroom Three

8'3 max x 6'9 max (2.51m max x 2.06m max)

Window to front

Bathroom

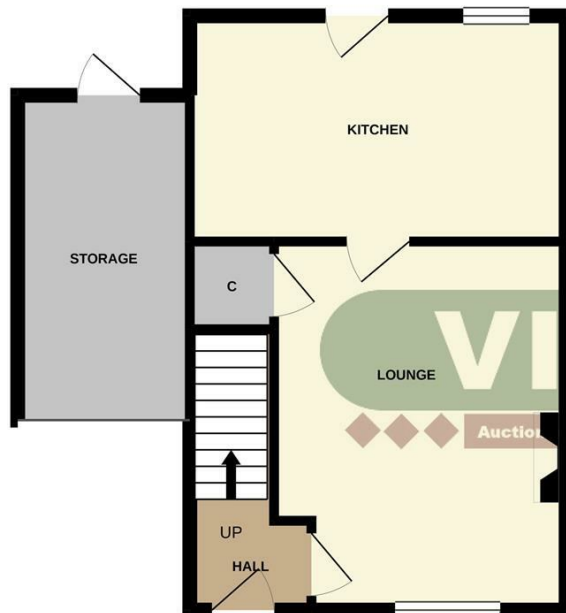
9' x 7' (2.74m x 2.13m)

Window to rear and three piece bathroom suite

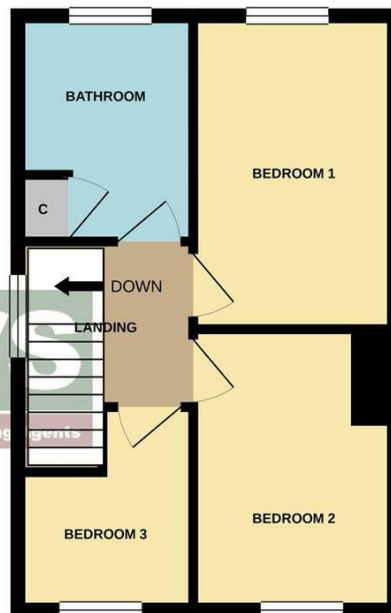
Garden



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 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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