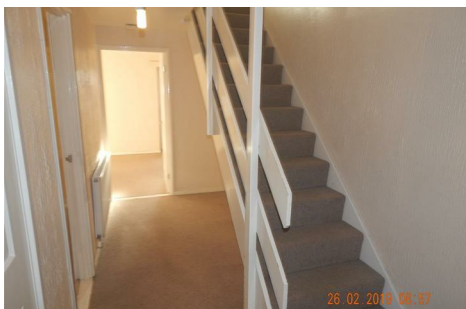


VIZORS

Auctioneers, Estate Agents & Letting Agents



148 LOXLEY CLOSE, REDDITCH, B98 9JJ

£775 PER CALENDAR MONTH

AVAILABLE NOW!! An extremely well apportioned mid terraced family home that is ideally situated for easy access to the local shops, school and bus routes. In brief the property offers: entrance hall with stairs to first floor and downstairs W.C off, modern fitted kitchen/diner and spacious lounge. To the first floor: two large double bedrooms, one good sized single and bathroom with shower over bath. Enclosed rear garden.

A Holding Deposit of £178.84 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

Reception Hall

With uPVC double glazed opaque leaded front door opening into reception hall with opaque uPVC double glazed window to front, stairs leading to the first floor, central heating radiator, panelled doors leading off to:-

Cloakroom

With opaque uPVC double glazed window to front, fitted with white suite comprising of low level WC and hand washbasin, half height tiling to walls, tiling to floor

Kitchen Diner

15'6" x 11'1" (7'8" Min) (4.72 x 3.37 (2.33 Min))

With uPVC double glazed window to front, stainless steel sink and drainer with mixer tap, plumbing for washing machine, range of fitted base units with granite effect roll top work surface over, splashback tiling, matching wall units, built in stainless steel electric under oven, four ring stainless steel gas hob with stainless steel extractor hood above, central heating radiator, tiled floor, opening through to:-

Lounge

17'8" x 10'6" (5.39 x 3.19)

With uPVC double glazed window to rear, opaque uPVC double glazed door to garden, central heating radiator

Landing

With panelled doors leading off to bathroom, bedrooms one, two and three and storage cupboard

Bathroom

With uPVC opaque double glazed window to front, fitted with white suite comprising of low level WC, pedestal washbasin, panelled bath with electric shower over, full height tiling to walls, slate effect laminate flooring, panelled door to walk in airing cupboard with three wooden slatted shelves and wall mounted gas central heating boiler

Bedroom 1

13'3" x 11'1" (4.05 x 3.39)



With uPVC double glazed window to rear, central heating radiator

Bedroom 2

13'1" x 8'7" (3.98 x 2.61)

With uPVC double glazed window to front, central heating radiator

Bedroom 3

9'11" x 6'4" (3.02 x 1.93)

With uPVC double glazed window to rear, central heating radiator

Outside

The rear garden has a paved patio and is laid to lawn with panel fencing and gated rear access, communal parking area

The front garden is laid to lawn and a path leads up to the porch with two storage cupboards



Vizor Estate Agents Ltd
Company No. 7848499



17 Church Green East, Redditch B98 8BP

Tel: **01527 584533**

www.vizors.co.uk

Fax: **01527 584467**



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		
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		
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