

# VIZORS

Auctioneers, Estate Agents & Letting Agents



44 LODGE ROAD, REDDITCH, B98 7BT  
OFFERS OVER £140,000



## 44 LODGE ROAD, REDDITCH, B98 7BT

\*\*\*SPACIOUS AND NO ONWARD CHAIN\*\*\* A fantastic find for a first time buyer or a buy to let investor as this property is deceptively spacious and, is located in the popular Smallwood district near to Redditch Town centre. In brief, the property benefits from; family room, lounge, kitchen, three bedrooms, ground floor bathroom and garden. This is a MUST VIEW so, call now to secure a time.

### Approach

Via a pathway to the front door

### Family Room

15'6 max x 11' max (4.72m max x 3.35m max)

Bay window to front, under stair storage and double doors into the lounge

### Lounge

11'11 x 11' max (3.63m x 3.35m max)

Double doors giving access to a lean to, door to the kitchen and stairs to first floor landing

### Leat To

Single glazed window to rear, opaque glazed door to garden

### Kitchen

7'11 x 5'10 (2.41m x 1.78m)

Window to side elevation, a range of units and door giving access to the ground floor bathroom

### Ground Floor Bathroom

Window to side elevation and a three piece suite

### Landing

With stairs to the second floor and doors to two bedrooms

### Bedroom One

10'10 max x 11' max (3.30m max x 3.35m max)

Window to front elevation

### Bedroom Two

12' x 11' max (3.66m x 3.35m max)

Window to rear elevation

### Second Floor

With stairs from the first floor

### Bedroom Three

15'3 x 10'9 max (4.65m x 3.28m max)

Loft bedroom with Velux type window and eaves storage

### Garden

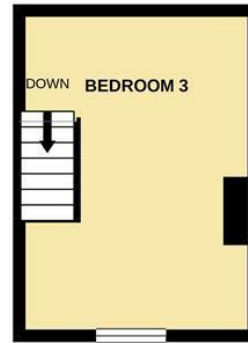
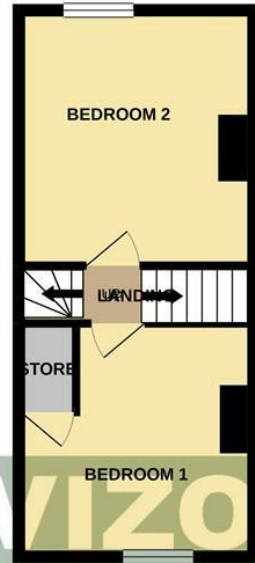
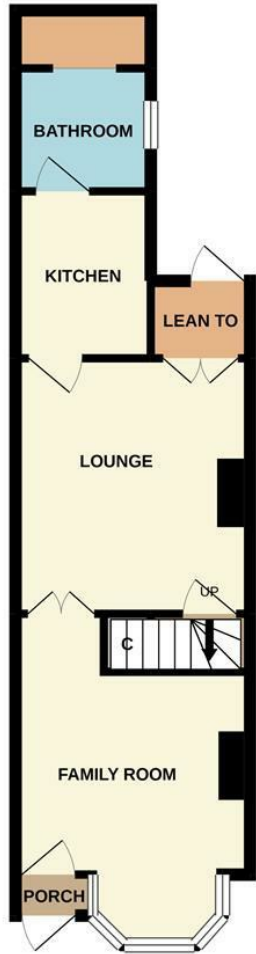
There is garden to front and rear



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.

2ND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		49	
(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	



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