

VIZORS

Auctioneers, Estate Agents & Letting Agents



11 ABBOTSWOOD CLOSE, REDDITCH, B98 0QD

OFFERS OVER £190,000

This modern two bedroom, end terrace property is situated in the sought after location of Winyates Green.

The property offers an entrance hall, kitchen and leads through to a lounge diner with bay window at the rear with stairs flowing to the first floor which benefits for a large master bedroom a second bedroom and modern family bathroom.

The property also has a low maintenance wrap around corner plot garden and off road parking. Viewing is advised to appreciate the accommodation on offer. This property is also offered with no onward chain.

Lounge

13'9 x 12'5 (3.96m'2.74m x 3.66m'1.52m)

Kitchen

7'11 x 7'4 (2.13m'3.35m x 2.13m'1.22m)

Bedroom 1

11'5 x 9'5 (3.35m'1.52m x 2.74m'1.52m)

Bedroom 2

2 8'8 x 6' (0.61m 2.44m'2.44m x 1.83m')

Bathroom

5'8 x 5'9 (1.52m'2.44m x 1.52m'2.74m)



Vizor Estate Agents Ltd
Company No. 7848499



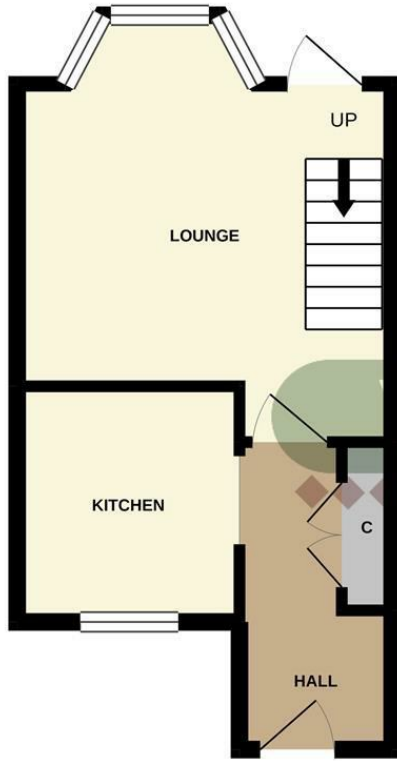
17 Church Green East, Redditch B98 8BP

 Tel: **01527 584533**

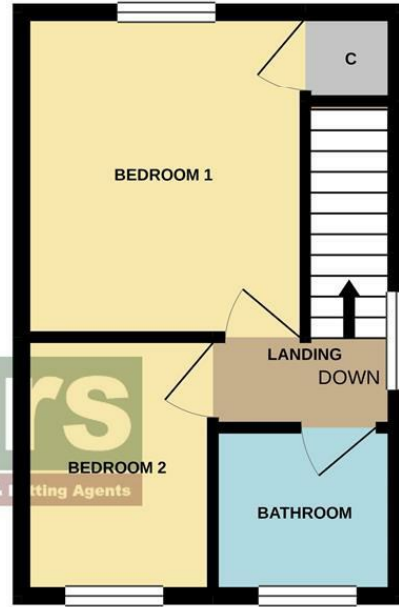
 www.vizors.co.uk

 Fax: **01527 584467**

GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



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TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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