



Bromsgrove Road, Batchley, Redditch B97 4SN

Offers In Region Of £145,000

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This well-proportioned two-bedroom first-floor maisonette is located in Batchley, conveniently close to the town centre. The property features spacious living areas, a garden, and off-road parking.

The accommodation includes an entrance hall with stairs leading to the first-floor hallway, which opens into a spacious lounge with ample dining space. There is a separate kitchen, a bathroom, a master bedroom with built-in storage, and a second double bedroom.

Outside, the property features a rear garden, enclosed by fences and hedges, which would benefit from landscaping.

Leasehold - approx. 90 years remaining

Service charge - n/a

Ground rent - £10 per annum

Room Dimensions:

Kitchen 2.89m x 2.59m (9'5" x 8'5") max

Lounge Diner 5.39m x 4.35m (17'8" x 14'3") max

Master Bedroom 3.44m x 3.3m (11'3" x 10'9")

Bathroom 2.02m x 2.11m (6'7" x 6'11") max

Bedroom 2 2.89m x 3.95m (9'5" x 12'11")



Bromsgrove Road, Redditch
Ground Floor



Total Area Approx
65.8 Sq M
708.27 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- First Floor Maisonette
- Spacious Lounge/ Diner
- Rear Garden
- Close Proximity to Town Centre
- Two Bedrooms
- Separate Kitchen
- Off Road Parking



Energy performance certificate (EPC)

224 Bromsgrove Road REDDITCH B97 4SN	Energy rating C	Valid until: 14 August 2034
		Certificate number: 2815-5196-1913-9111-8211

Property type: Top-floor maisonette
Total floor area: 67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

