



**Birmingham  
Road**

REDDITCH

**Offers In Excess Of  
£435,000**





# Five Bedroom Detached Property

## Features.

- FIVE BEDROOMS
- TWO SHOWER ROOMS, ONE LOCATED ON THE GROUND FLOOR
- SPACIOUS LOUNGE
- SITTING ROOM
- DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- OFF ROAD PARKING
- GENEROUS REAR GARDEN
- POPULAR LOCATION

Summary: A unique opportunity to purchase a spacious five bedroom detached property offered with three reception rooms, two modified shower rooms, kitchen with separate utility room, off road parking and a generous rear garden. Situated in the popular location of Enfield, Redditch.

## Description.

Description: This deceptively spacious property will tick many boxes for modern day family life, the accommodation briefly comprises:- An inviting entrance hall with built in storage, a spacious through lounge with front aspect bay window, feature fireplace and access to the sitting room. The sitting room/second reception room enjoys access to the rear garden, spiral staircase to the first floor and an open arch through to the dining room. The dining room benefits from two patio doors to the rear and access to the utility leading on to the kitchen. The kitchen has a range of fitted units, space for free standing appliances, room for a table and chairs and can be accessed from the main hall and externally. A second staircase leads from the hall to the first floor and offers four double bedrooms, a fifth well proportioned bedroom and a modern shower/wet room family bathroom.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, off road parking with entrance to the main residence via an enclosed porch. In addition the property can be entered via the kitchen. The rear of the property enjoys a generously proportioned lawn, paved patio for dining or entertaining and fenced boundaries.

Location: Situated in Enfield, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.





## Room Dimensions.

Room Dimensions:

Porch

Hall

Lounge: 27' 4" x 11' 11" (8.35m x 3.65m)

Kitchen: 18' 0" x 10' 7" (5.50m x 3.25m) max

Sitting Room: 16' 11" x 14' 0" (5.18m x 4.28m)

Dining Room: 15' 3" x 10' 2" (4.67m x 3.10m)

Utility Room: 8' 2" x 4' 7" (2.50m x 1.40m)

Shower Room: 6' 4" x 6' 0" (1.95m x 1.85m)

Stairs To First Floor Landing

Master Bedroom: 12' 10" x 11' 11" (3.92m x 3.65m)

Bedroom Two: 13' 11" x 11' 11" (4.25m x 3.65m)

Bedroom Three: 13' 1" x 10' 7" (4.00m x 3.25m) max

Bedroom Four: 13' 1" x 10' 4" (4.00m x 3.15m) max

Bedroom Five: 8' 11" x 8' 10" (2.72m x 2.70m)

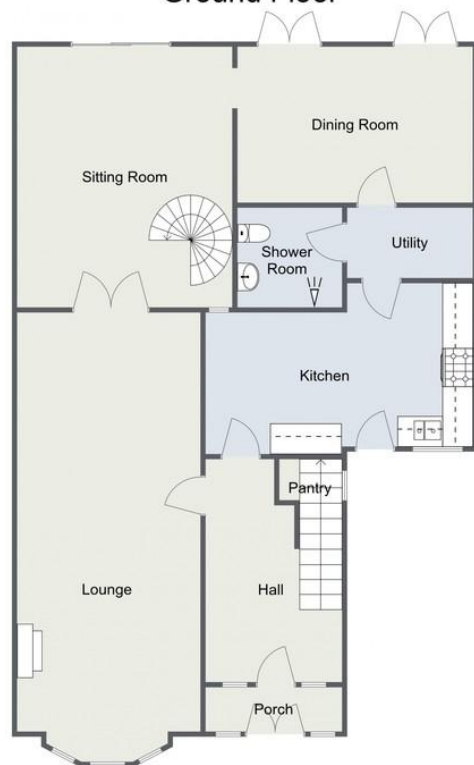
Shower Room: 8' 10" x 8' 9" (2.70m x 2.67m)

Outside: Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions.

Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



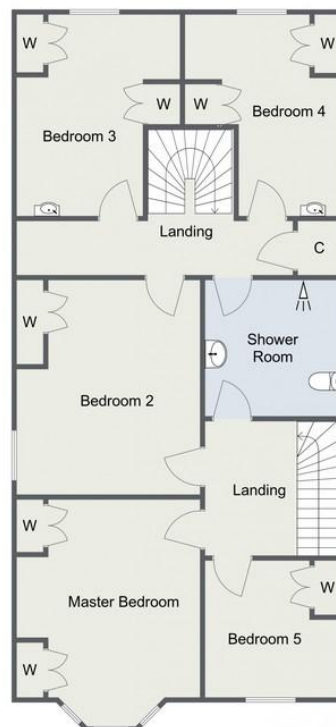
Birmingham Road, Redditch  
Ground Floor



Total Area Approx:  
198.5 sq metres (2137 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



EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

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

01527 540 654

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



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