



Throckmorton Road, Redditch, B98 7RP

Offers in excess of £250,000

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**** THREE SPACIOUS BEDROOMS ** SEMI-DETACHED FAMILY HOME ** GENEROUS PRIVATE GARDEN ** LARGE DRIVE PROVIDING PARKING FOR MULTIPLE VEHICLES **** This lovely three-bedroom semi-detached home offers spacious living throughout. The property briefly comprises a welcoming reception hall, a modern kitchen/diner, and a large lounge with patio doors opening onto the private rear garden. Upstairs, you'll find three double bedrooms and a re-fitted family bathroom. Additional benefits include gas central heating, double glazing, and ample driveway parking.



This beautifully presented semi-detached family home boasts three spacious bedrooms and a large driveway offering ample parking with attractive fencing to the borders, providing both privacy and curb appeal. Gated side access leads to a generously sized rear garden, while the driveway welcomes you to the front porch, creating a warm and inviting entrance to this lovely home.

Upon entering the property, you're welcomed into a bright and spacious porch, which leads into the entrance hallway. From here, stairs ascend to the first floor, and a door opens to the large L-shaped kitchen-diner. The hallway also features a handy under-stairs cupboard for additional storage.

The kitchen-diner offers a fantastic amount of space, with a wide array of sleek white wall and base units, ample worktop surfaces, and integrated appliances. A window overlooks the front of the property, bringing in natural light, while the dining area comfortably accommodates a family dining table and includes an external door for easy access to the side of the property.

The generous living room provides ample space for a range of furniture, with wide French doors opening onto the inviting rear garden, creating a perfect space for relaxing and entertaining.

Ascending to the first floor, you'll find three generously sized bedrooms, each offering plenty of natural light and space for furnishings. The modern family bathroom is fully tiled and features a bath with a shower overhead, a W.C., and a stylish wash basin with a vanity unit for added storage.

Outside, the generously sized rear garden is fully enclosed with fencing, providing privacy and security. Established greenery and hedging enhance the tranquil atmosphere. A large, wrap-around paved area offers an ideal space for outdoor dining and entertaining, leading to a tiered section with decking and a charming summer house. Beyond the summer house, a spacious lawn stretches out, featuring a dedicated enclosed children's play area. Additionally, the garden includes a useful shed for extra storage.

Porch

Entrance Hall

Kitchen/Diner	19'8" x 11'9" (max) (6.0m x 3.59m (max))
Living room	12'11" max x 13'11" (3.96m max x 4.26m)
First Floor Landing	
Bedroom 1	13'1" x 12'8" (4.00m x 3.87m)
Bedroom 2	13'1" x 9'4" (4.01m x 2.85m)
Bedroom 3	8'0" x 9'7" (2.46m x 2.94m)
Bathroom	7'3" x 5'0" (2.22m x 1.53m)

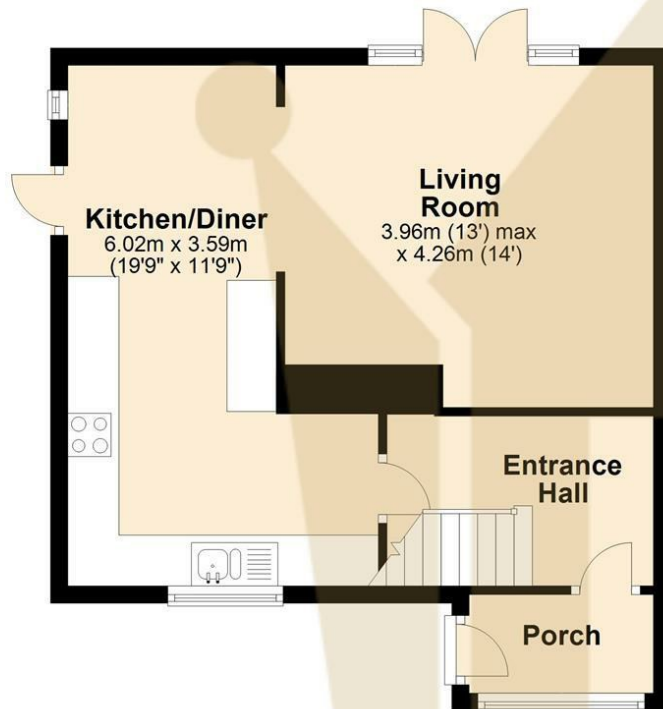




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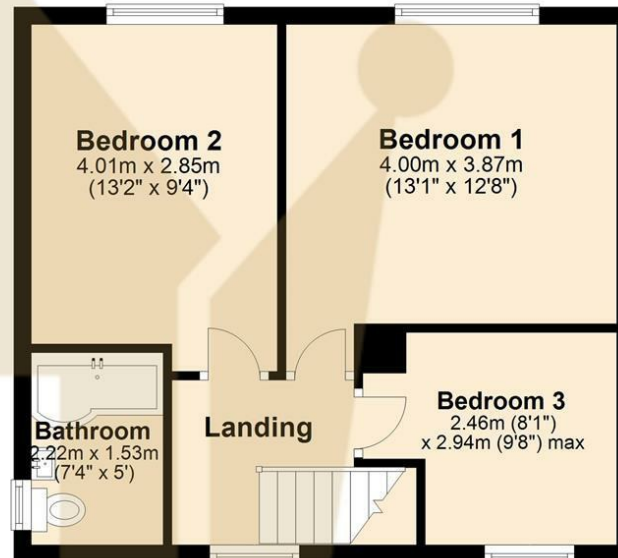
Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 sq. feet)



Energy Efficiency Rating	
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	
Current	Potential
	85
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	