



Stoneleigh Close, Redditch, B98 7YW

£310,000



A BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM DETACHED FAMILY HOME LOCATED IN THE HIGHLY REQUESTED DISTRICT OF OAKENSHAW SOUTH WITH BLOCK PAVED DRIVEWAY AND LANDSCAPED REAR GARDEN. Spacious and well maintained living space, a layout that promises ample room for the whole family. Every inch of this home has been meticulously cared for by its current owners creating an inviting and comfortable atmosphere.



The property sits on a corner plot with a block paved driveway at the front, offering ample off-road parking. At the rear, there is a spacious low maintenance landscaped garden with patio/entertaining areas, and well-established shrubs lining the borders. Additionally, there is a shed for added storage.

Entrance Hallway. A welcoming entrance hallway with stairs rising to the first floor leading through to the living room with front aspect.

Living room. Spacious living room with front aspect, LVT flooring throughout and plenty of natural light creating a calm ambience.

Modern kitchen. The heart of the home the Kitchen with breakfast bar also features LVT flooring and plenty of sleek modern kitchen units with integrated appliances and space for washing machine and dishwasher. Leads into the spacious dining room

Dining room. Large, open and airy with downlights on the ceiling with French Doors opening out to the rear garden.

Further to the ground floor there is a ground floor shower room with W.C

Upstairs;
Three generous bedrooms: The property boasts three impressive bedrooms, each designed to provide comfort and privacy. Whether you need space for the kids, a home office, or a guest room, you'll find the versatility you desire.

Modern family bathroom. Fully tiled throughout and finished with modern fittings

The property will make a superb family home, providing spacious accommodation and an enviable location, close to good schooling, local amenities and Wirehill woods nearby. The nearby town of Redditch offers excellent leisure facilities, and the Kingfisher Shopping Centre. This residence further benefits from gas central heating and double glazing

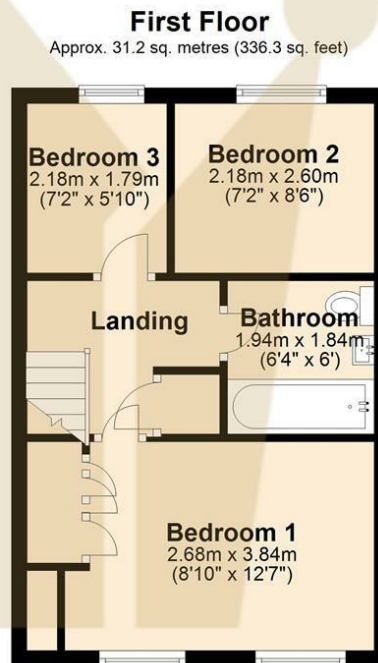
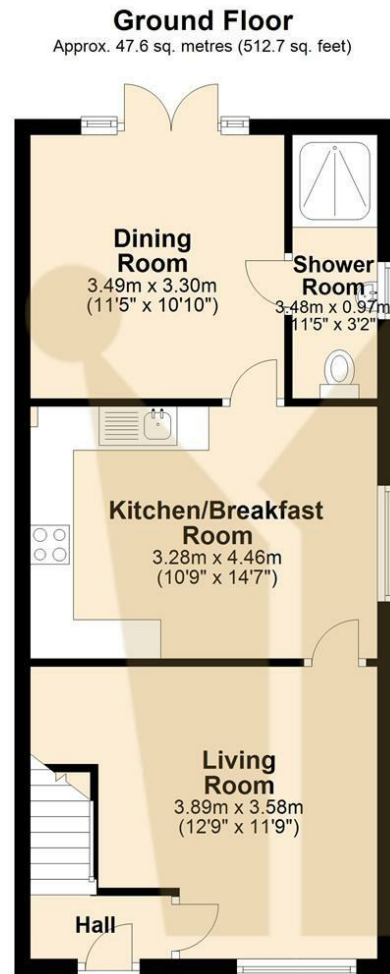
Hall

Living Room

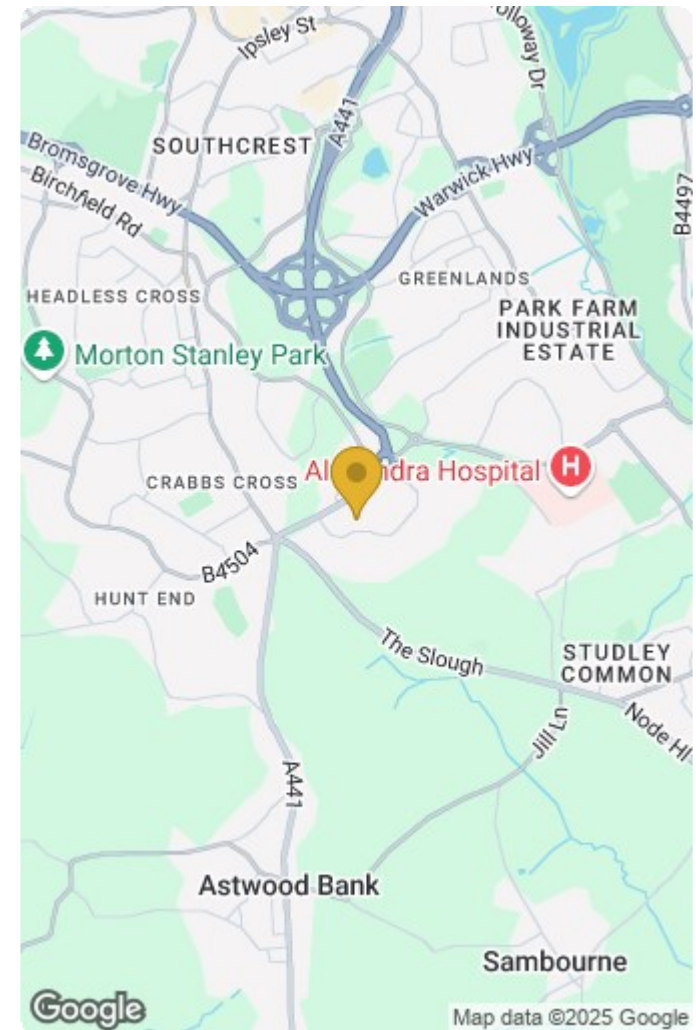
Kitchen/Breakfast	10'9" x 14'7" (3.28m x 4.46m)
Dining Room	11'5" x 10'9" (3.49m x 3.30m)
Shower Room and WC	11'5" x 3'2" (3.48m x 0.97)
Landing	
Bedroom One	8'9" x 12'7" (2.68m x 3.84m)
Bedroom Two	7'1" x 8'6" (2.18m x 2.60m)
Bedroom Three	7'1" x.5'10" (2.18m x.1.79m)
Shower Room	6'4" x 6'0" (1.94m x 1.84m)







Total area: approx. 78.9 sq. metres (849.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	