



**The Slough, Redditch, B97 5JT**  
**Offers in excess of £400,000**

  
**KING**  
HOMES

Move before stamp duty changes\*\*\*\*subject to solicitors\* NO CHAIN\* \*\*P/X ON ON YOUR OWN PROPERTY CONSIDERED AGAINST THIS HOME\*\*  
\*\*THREE DOUBLE BEDROOM DETACHED HOME\*\* \*DESIRED LOCATION\* \*MODERN INTERIOR\* \*GENEROUS GARDEN\* \*AMPLE OFF-ROAD  
PARKING\* \*THREE VERSATILE RECEPTION ROOMS\*This beautifully presented three-bedroom detached home is located in the highly sought-after area  
of The Slough, Redditch, and offers a modern interior with spacious living areas. The property is set within a generously sized plot, complete with ample off-  
road parking and a private rear garden, ideal for family living.



The ground floor accommodation comprises an enclosed porch leading to a welcoming entrance hall with a storage cupboard. The family room is bright and airy, featuring built-in storage. The dual-aspect lounge and dining room is a standout feature, with a large front-facing bay window and French doors that open onto the garden, providing an excellent flow of natural light and direct access to the outdoor space. The modern breakfast kitchen is fully equipped with a range of wall and base units, integrated appliances, and a breakfast bar, with French doors leading directly to the garden. Completing the ground floor are a utility room and a guest WC.

Upstairs, the first-floor landing leads to the master bedroom, a second double bedroom with fitted wardrobes, and a third well-proportioned bedroom. The modern family bathroom includes both a bath and a separate corner shower enclosure, providing a luxurious space to relax.

Outside, the property benefits from a beautifully maintained rear garden, mostly laid to lawn with mature planted borders, paved seating areas, and three timber sheds. The garden is fully enclosed, offering a private and secure space for children and pets to play. To the front, there is ample off-road parking for several vehicles, ensuring convenience for both residents and guests.

**Porch**

**Hall**

<b>Lounge / Dining Room</b>	26'5" x 10'7" (8.06m x 3.23m)
<b>Reception Room</b>	11'3" x 7'0" (3.44m x 2.15m)
<b>Kitchen / Breakfast Room</b>	17'4" x 12'6" (5.30m x 3.82m)
<b>Utility</b>	7'4" x 4'7" (2.24m x 1.40m)
<b>WC</b>	5'2" x 4'7" (1.58m x 1.40m)

**Landing**

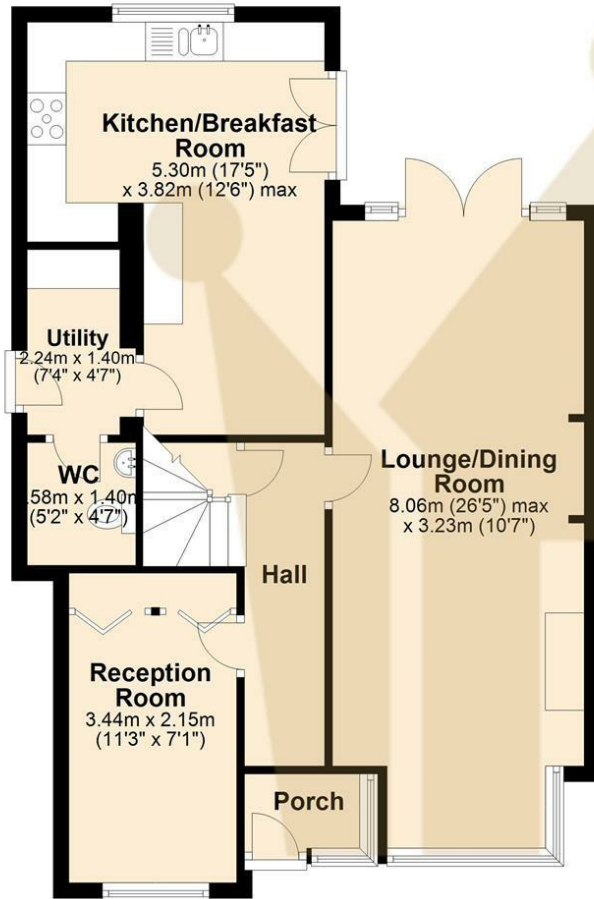
<b>Bedroom One</b>	12'0" x 10'7" (3.68m x 3.23m)
<b>Bedroom Two</b>	10'0" x 9'11" (3.07m x 3.03m)
<b>Bedroom Three</b>	7'2" x 11'1" (2.19m x 3.40m)
<b>Bathroom</b>	8'4" x 7'6" (2.55m x 2.31m)





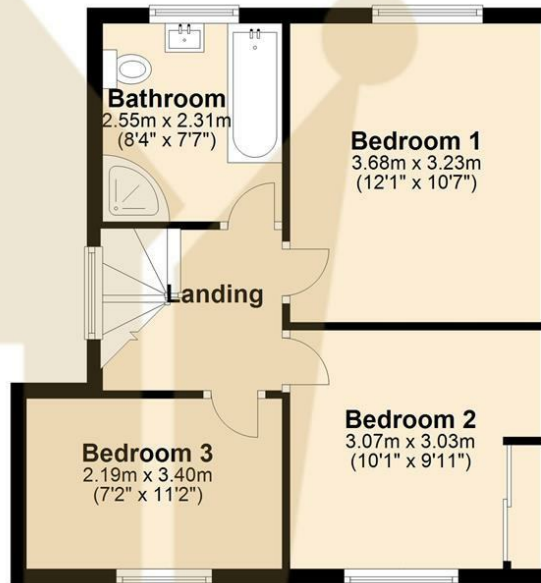
### Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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