



Batsford Close, Redditch, B98 7TF

Guide price £450,000


KING
HOMES

**** 4 BEDROOMS ** 2 BATHROOMS ** DETACHED ** KITCHEN BREAKFAST ** DINING ROOM ** LIVING ROOM ** CONSERVATORY ** GARAGE ** GENEROUS GARDEN ** LARGE DRIVE ** SOLAR PANELS **** A fantastic four-bedroom detached family home, occupying a desirable plot with an open rear aspect. The property features a large driveway, garage, and an enclosed rear garden with a large patio area. Inside, the home offers a superb flowing layout, including a lounge, dining room, conservatory, and a family breakfast kitchen. The ground floor also includes a convenient downstairs W.C. Upstairs, the master bedroom boasts an en-suite, and a family bathroom serves the remaining bedrooms.



Occupying a desirable plot in a quiet and sought-after location, this attractive red-brick built property features elegant bay windows and a garage with a roofed porch. The large, block paved drive offers ample parking for multiple vehicles. Adjacent to the driveway is a well-maintained lawned fore-garden bordered by established plants.

Enter through the convenient porch into a welcoming hallway, with doors leading to various rooms, a staircase rising to the first floor, and a storage cupboard providing ample storage.

The generously sized kitchen breakfast room is fitted with a wide range of wall and base units. There's plenty of space for a breakfast table, perfect for relaxed family dining. A large window overlooks the rear garden, while a door gives direct access to the outdoor space, ideal for enjoying the garden throughout the year.

A separate living room is situated at the front of the property, featuring a charming bay window and a cosy log burner. Double doors swing open to reveal a spacious dining room, with sliding doors leading into the conservatory. This bright and airy space is perfect for relaxing and enjoying the tranquil views of the garden. A set of patio doors provides easy access to the rear garden, making it ideal for indoor-outdoor living.

Additionally, on the ground floor, there is a convenient downstairs W.C., offering added practicality.

On the first floor, there are four generously sized bedrooms. The master bedroom features a bay window, and a spacious ensuite with a shower, W.C., and wash basin. The family bathroom serves the remaining bedrooms, offering a bath with a shower overhead, W.C., and wash basin.

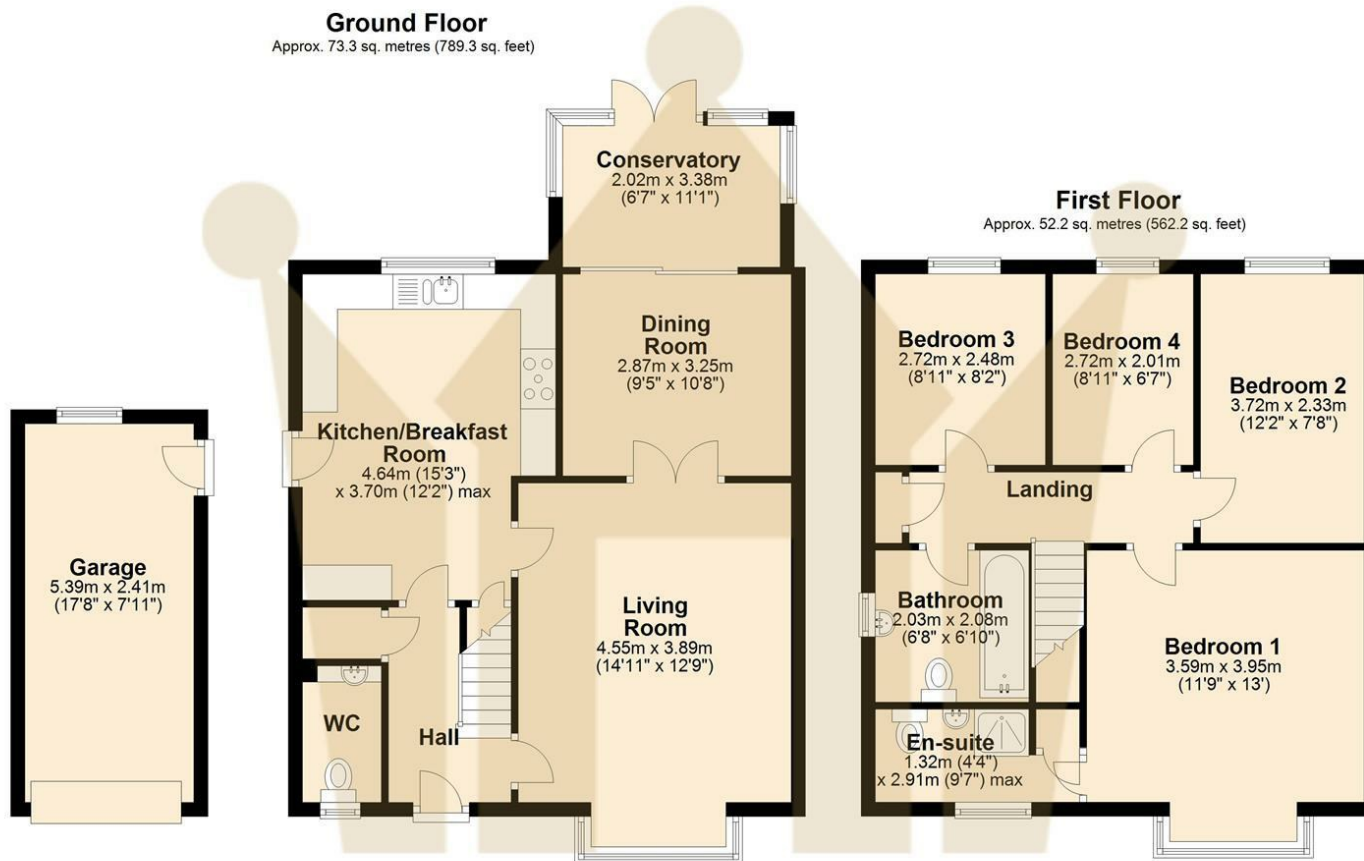
The garden is fully enclosed with fencing and features a large paved patio area. Steps lead down to a large lawn, with trees lining the borders for added privacy. There is gated side access to the front of the property.

Hall	
Kitchen/Breakfast	15'2" x 12'1" (4.64m x 3.70m)
Living Room	14'11" x 12'9" (4.55m x 3.89m)

Dining Room	9'4" x 10'7" (2.87m x 3.25m)
Conservatory	6'7" x 11'1" (2.02m x 3.38m)
Landing	
Bedroom 1	11'9" x 12'11" (3.59m x 3.95m)
En-Suite	4'3" x 9'6" (1.32m x 2.91m)
Bedroom 2	12'2" x 7'7" (3.72m x 2.33m)
Bedroom 3	8'11" x 8'1" (2.72m x 2.48m)
Bedroom 4	8'11" x 6'7" (2.72m x 2.01m)
Bathroom	6'7" x 6'9" (2.03m x 2.08m)







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		
(82 plus) A		
(61-81) B		
(39-60) C		
(17-38) D		
(9-16) E		
(1-8) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	