



Linthurst Crescent, Redditch, B97 6SQ

Offers in the region of £475,000


KING
HOMES

**** Five Bedroom Detached ** Generous Living Spaces ** Modern High Specification Finish **** Set on a private drive off sought-after Linthurst Crescent in Enfield, Redditch, this impressive five-bedroom detached home offers spacious and flexible living, ideal for modern family life. With a generous open-plan kitchen/dining room, conservatory, multiple reception areas, and a beautifully maintained rear garden, the property combines comfort with functionality. Further highlights include a detached garage, private driveway, and a prime location just 1.8 miles from Redditch Town Centre and excellent transport links.



An Impressive Five-Bedroom Detached Family Home on an Exclusive Private Drive off Linthurst Crescent, Enfield, Redditch

Nestled up a private drive off Linthurst Crescent, this substantial five-bedroom detached home is set in an enviable position. Offering generous and versatile accommodation throughout, the property also benefits from a private driveway, detached garage, and a beautifully maintained garden—making it an ideal family home.

Ground Floor
Upon entering, you are welcomed into a spacious hallway which gives access to the principal reception rooms. The expansive living room features a lovely bay window and French doors that lead into the heart of the home—a stunning open-plan kitchen/dining room. This sociable space is equipped with a breakfast bar, integrated appliances including a five-ring gas hob, oven, fridge/freezer and dishwasher, and offers ample room for dining. From here, the kitchen flows seamlessly into a bright and airy conservatory, which opens directly onto the garden—ideal for entertaining or relaxing.

A separate office is located at the front of the property, perfect for remote working or study, along with a downstairs WC for added convenience.

First Floor
Upstairs, the generous landing leads to five well-proportioned bedrooms. The main bedroom boasts a bay window and its own en-suite shower room with walk-in shower, WC, and wash basin. Three further double bedrooms provide ample space for family and guests, while the fifth bedroom makes a perfect single room or home office. The family bathroom includes a bath with overhead shower, a freestanding tub, WC, and wash basin.

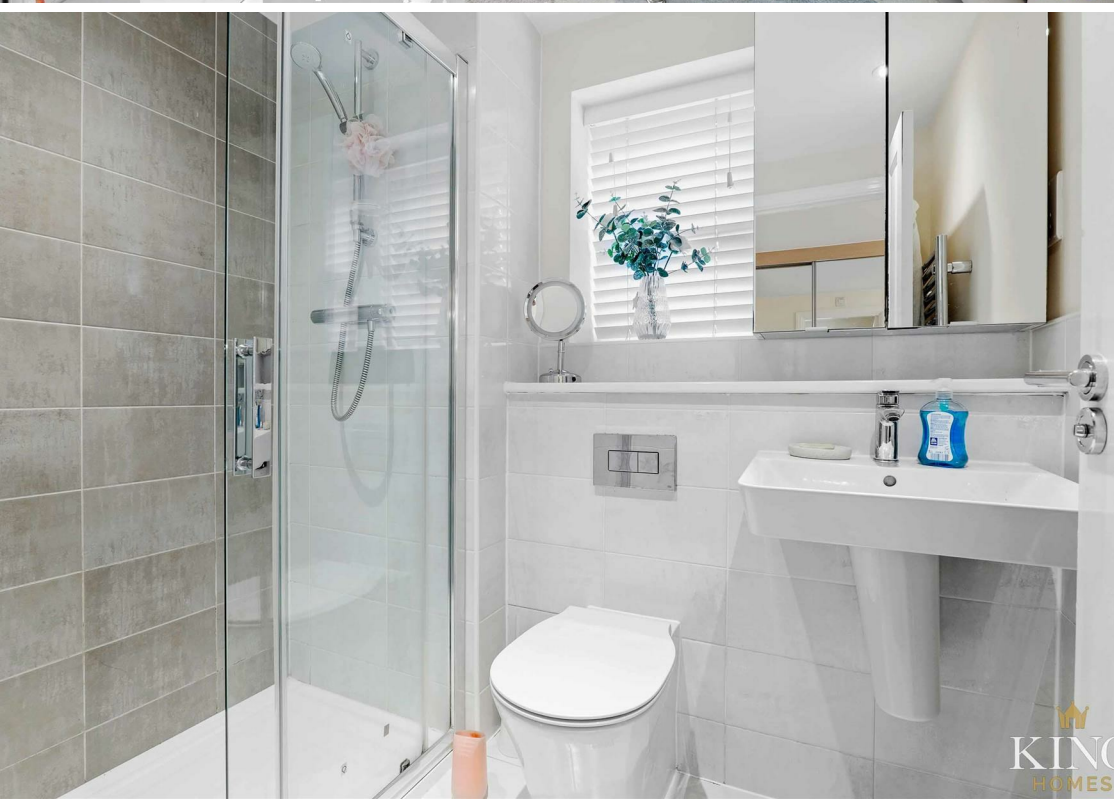
Outdoor Space
The rear garden is private and beautifully maintained, featuring an initial stone slab patio ideal for alfresco dining, a large lawn, and a further patio area at the rear perfect for garden furniture. A side gate provides access to the front where you'll find a driveway offering ample off-road parking and a detached garage.

Location

Situated up a private drive in the desirable area of Enfield, the property lies approximately 1.8 miles from Redditch Town Centre, which offers a range of amenities including shops, highly regarded schools, restaurants, and transport links. Redditch railway and bus stations are close by, and the M5 and M42 motorways are easily accessible for commuters.

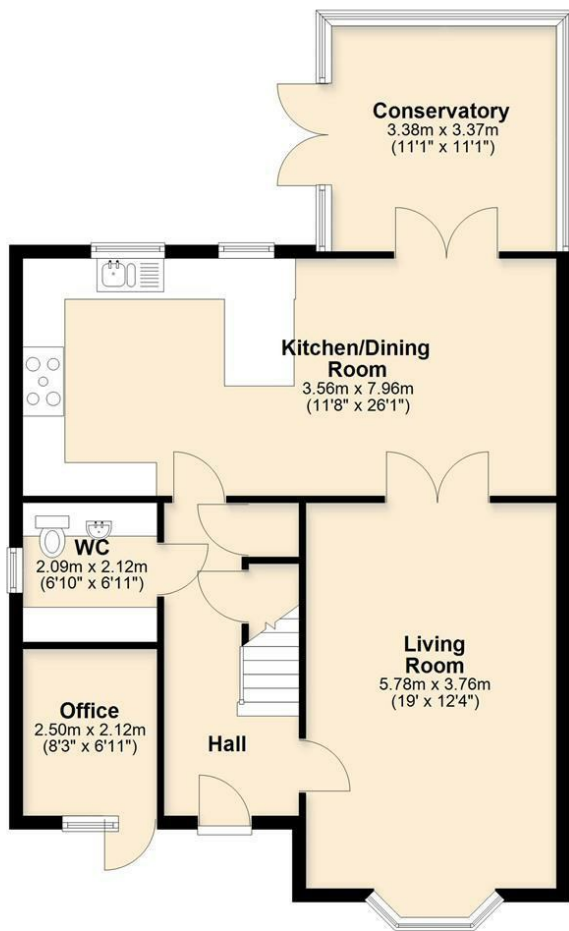
Hall

Kitchen/Dining Room	11'8" x 26'1" (3.56m x 7.96m)
Living Room	18'11" x 12'4" (5.78m x 3.76m)
Conservatory	11'1" x 11'0" (3.38m x 3.37m)
W.C	6'10" x 6'11" (2.09m x 2.12m)
Office	8'2" x 6'11" (2.50m x 2.12m)
Landing	
Bedroom 1	10'3" x 12'4" (3.13m x 3.76m)
En-suite	6'9" x 4'10" (2.08m x 1.48m)
Bedroom 2	10'0" x 10'5" (3.06m x 3.20m)
Bedroom 3	11'8" x 8'11" (3.56m x 2.72m)
Bedroom 4	9'10" x 9'8" (3.01m x 2.95m)
Bedroom 5	9'10" x 7'1" (3.01m x 2.16m)
Bathroom	6'9" x 5'6" (2.08m x 1.68m)



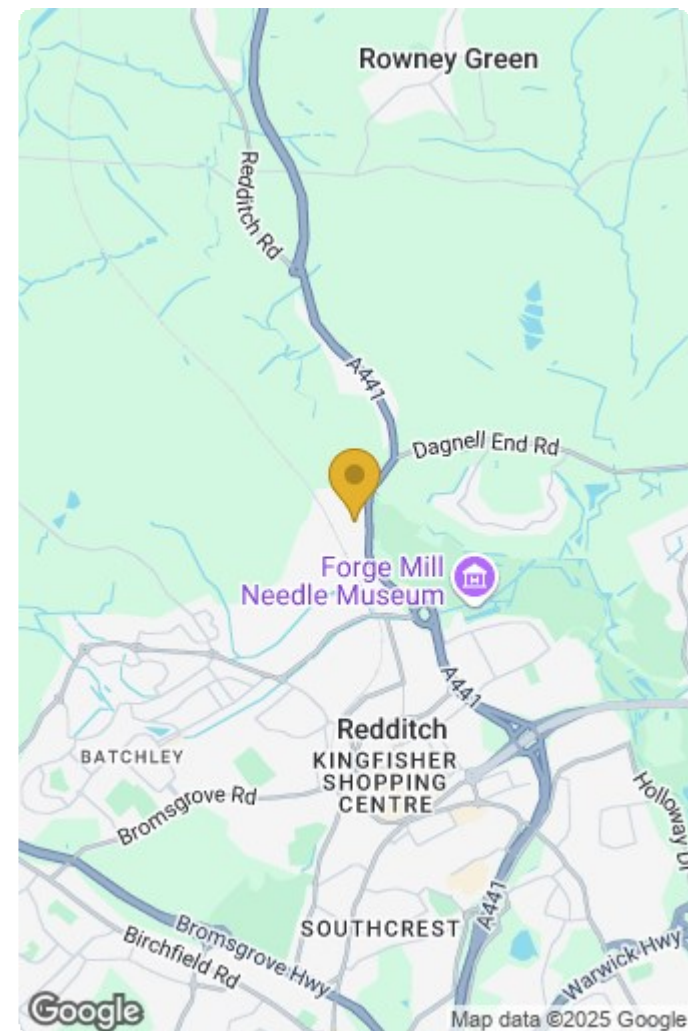
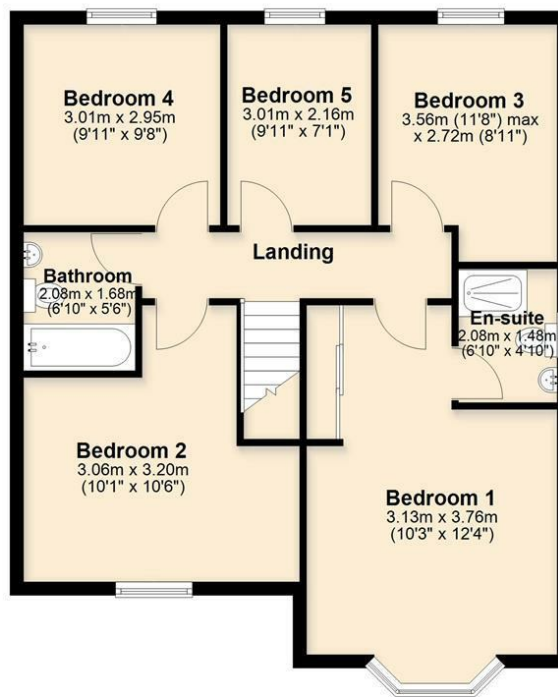


Ground Floor
Approx. 83.2 sq. metres (895.3 sq. feet)



Total area: approx. 154.5 sq. metres (1663.1 sq. feet)

First Floor
Approx. 71.3 sq. metres (767.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	