



Batsford Close, Redditch, B98 7TF

£450,000

**KING**
HOMES

**** 2210 sqft ** Four Bedroom Detached Family Home ** Versatile Living Spaces ** Detached Outbuilding ** Driveway Parking **** A spacious and versatile family home offering four bedrooms, multiple reception rooms and a detached outbuilding with sound studio. The dual-aspect living room opens onto a large decked terrace with pergola, leading down to a generous, private garden with well-established greenery. With a conservatory, study, play room, en-suite to the principal bedroom and a downstairs WC, this property combines practicality with excellent lifestyle features, making it an ideal choice for modern family living.



This superb family home offers a wealth of space and flexibility, thoughtfully designed to meet the needs of modern living. Arranged over two floors and complemented by a versatile detached outbuilding with a sound studio, it combines practical everyday features with attractive entertaining spaces, making it a wonderful choice for growing families.

On entering through the porch, a spacious hallway sets a bright and inviting tone. To the front of the property, a large play room and a separate study provide highly adaptable spaces, ideal for family life, hobbies, or working from home. The well-proportioned kitchen is served by a useful utility room, while a formal dining room to the rear opens into the conservatory, a light-filled room enjoying views of the garden and perfect for entertaining or relaxing. The generously sized dual-aspect living room is a true highlight, opening directly onto a large decked terrace with a pergola, creating an excellent flow between indoor and outdoor living. A convenient downstairs WC completes the ground floor.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are well served by a family bathroom. Each room offers flexibility, whether used for children, guests, or as additional office space.

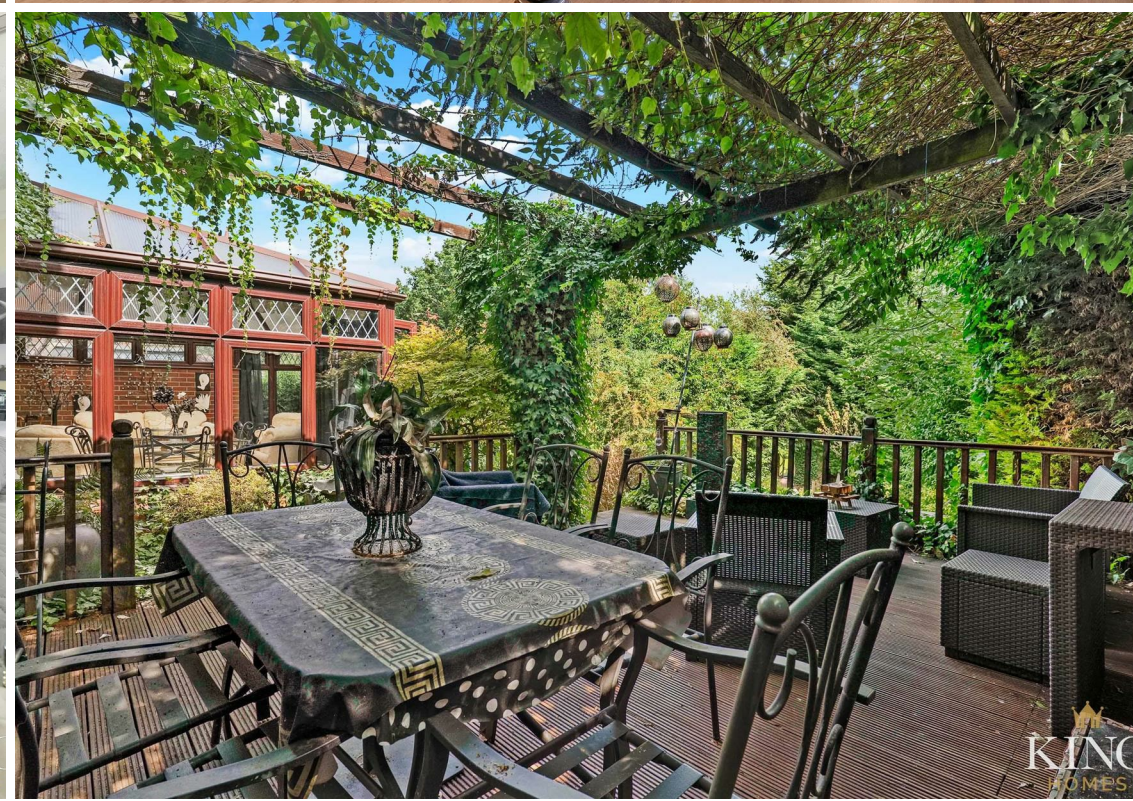
The garden is a real feature of the home. The decked terrace with pergola provides the perfect setting for al fresco dining and entertaining, with steps leading down to a generous garden surrounded by well-established greenery. The mature planting creates a strong sense of privacy, making this an inviting retreat for both relaxation and family activities.

The substantial outbuilding with an adjoining sound studio further enhances the lifestyle appeal, offering valuable versatility for creative, professional, or leisure use. With multiple reception rooms, four bedrooms, two bathrooms, a downstairs WC and the added benefit of a detached studio, this home strikes the perfect balance between practicality and lifestyle. Spacious, versatile and welcoming, it is an excellent choice for modern family living.

Porch

Hall	
Kitchen	10'0" x 17'5" (3.05m x 5.32m)
Utility	9'9" x 4'5" (2.98 x 1.37m)
Dining Room	9'5" x 12'7" (2.88m x 3.85m)
Living Room	20'0" x 11'8" (6.12m x 3.56m)
Play Room	17'6" x 15'8" (5.35m x 4.80m)
Study	14'6" x 6'8" (4.44m x 2.05m)
Conservatory	14'0" x 19'1" (4.27m x 5.82m)
W.C	
Landing	
Bedroom 1	11'6" x 10'0" (3.52m x 3.07m)
Bedroom 2	9'3" x 10'2" (2.83m x 3.12m)
Bedroom 3	10'5" x 7'5" (3.19m x 2.27m)
Bedroom 4	6'5" x 7'5" (1.96m x 2.28m)
Bathroom	9'10" x 6'8" (3.00m x 2.05m)
En-suite	10'2" x 5'6" (3.12m x 1.70m)
Outbuilding	9'10" x 16'6" (3.00m x 5.05m)

Sound Studio







Total area: approx. 205.4 sq. metres (2210.7 sq. feet)

