



**28 Eldersfield Close**  
Redditch, B98 9NG

**Andrew Grant**

# 28 Eldersfield Close

Redditch, Worcestershire, B98 9NG

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**Offers in excess of £325,000**

A detached bungalow ripe for renovation, situated on the outskirts of Redditch and nestled in the highly sought-after Church Hill North district, bordering picturesque countryside.

## Key features

- Traditional detached bungalow
- Exciting renovation project
- Peaceful cul-de-sac location
- Kitchen with integrated appliances
- Spacious living room
- Three double bedrooms
- Master with en-suite
- Mature garden with patio
- Ample driveway parking
- Double garage

Freehold / 1,304 sq ft





This detached bungalow boasts a traditional yet adaptable layout. While the internal accommodation is currently liveable, there is potential for enhancement through slight modernisation. Alternatively, for those eager to renovate, the possibilities are endless.



## Driveway

28 Eldersfield Close welcomes you with a sweeping block-paved driveway, guiding you to the property and its double garage. The garage boasts two separate doors and courtesy lighting.

Ample parking space is available on the driveway, complemented by a neatly landscaped gravel bed on one side. Secure gated access on the side of the property leads to the garden.



### Hallway

Upon entering through the glazed porch, a spacious hallway greets you. To your immediate right, a cupboard with sliding doors offers convenient storage for coats and boots. Another storage cupboard accessible from the hallway, and a boarded loft area accessible by a ladder, adds to the functionality. From the hallway, doors lead to various rooms.

As you look around the property, you will observe that it could benefit from some slight modernisation, presenting a fantastic opportunity to renovate and add your own personal touch.



### Living Room

The living room, spacious and bathed in natural light, offers an inviting environment for relaxation and entertainment. Enhanced by two front-facing windows, including a bay window, the room enjoys ample sunlight. A fireplace, situated as the focal point against a feature brick wall with a tiled hearth and wooden surround. An arched opening to the dining room at the rear creates a seamless flow, making it exceptionally convenient for hosting gatherings.

## Dining Room

The dining room offers ample space for a dining table and chairs, creating an ideal setting for meals. French doors seamlessly connect this room to the garden, creating a perfect blend of indoor-outdoor living, especially enjoyable during the summer months. Adding to the convenience, a serving hatch through to the kitchen facilitates effortless dining experiences.





## Kitchen

The kitchen, positioned at the rear from the hallway, offers a variety of wall and base units for ample storage, along with a window overlooking the garden.

Integrated appliances include a double eye-level oven, hob and extractor hood, while space beneath the counter is provided for additional appliances, plus ample room for a free-standing tall fridge freezer. A glazed door conveniently provides access to the garden, while a useful pantry-style cupboard enhances storage space for groceries.

There is scope to combine the kitchen, dining room and living room to create a modern and contemporary open-plan living space, with the added potential to extend into the garden, subject to planning permission.





### Bedroom One

Positioned to the right-hand side of the property, away from the main living areas, the bedrooms offer tranquil retreats. Bedroom one, the largest of the three, stands as a spacious double room including a bank of fitted mirror-fronted sliding wardrobes

along one wall, offering ample storage. Enjoying garden views from the window, this room boasts its own en-suite. The en-suite features a WC, washbasin and a shower cubicle. Tiled walls and an obscure-glazed window ensuring privacy complete the ensemble.

### Bedrooms Two and Three

The remaining bedrooms, both doubles, are situated at the front of the property. These bedrooms benefit from fitted mirror-fronted sliding wardrobes providing ample storage. Bedroom three offers a view over the front from its side-facing window, while bedroom two looks out to the other side of the property.





## Bathroom

Complementing the bedrooms is a bathroom complete with tiling to the walls, a low-level WC, washbasin and a bath with a shower attachment to the tap.



## Garden

The rear garden stands out as a prominent feature of this property, boasting a generous size that wraps around the rear and side of the house. Adjacent to the property, a spacious patio offers an ideal setting for alfresco dining, conveniently accessible from both the dining room and the kitchen.

Beyond the patio lies a lawned area, enclosed by panel fencing for security, providing a safe and inviting outdoor space. Mature shrubs border the garden, adding visual interest and vibrant colours throughout the seasons. To the side, a paved pathway, bordered by dwarf walling, leads to a raised garden area, offering ample space for a greenhouse and featuring beds of planting, including a charming selection of roses. A door provides convenient pedestrian access to the double garage.



## Double Garage

The attached double garage, featuring two separate garage doors at the front, offers ample space for storage or secure parking of vehicles. Positioned at the rear of the garage is a useful sink, while a window allows natural light to filter in. A door provides convenient access to the garden, adding practicality and versatility to the space.



## **Location**

This charming bungalow is nestled in a cul-de-sac on the outskirts of Redditch, within the highly sought-after Church Hill North district, offering excellent proximity to serene countryside.

Church Hill North boasts a designated centre that is the envy of the town. With a new Morrison's supermarket that also houses a Post Office, convenience is at your doorstep. The family-run chip shop, serving for over forty years, and the Chinese restaurant offer delightful dining options. Maple View medical centre, complete with a dispensing pharmacy, alongside a dentist and a hairdresser, cater to residents' healthcare needs. Conveniently situated on the Redditch circular bus route, accessibility is seamless.

Redditch town centre has a plethora of shopping and leisure amenities, including the Kingfisher shopping centre, a cinema, and the renowned outdoor market. The train station offers excellent rail links, including direct routes to Birmingham. With easy access to the M42 and the wider motorway network, Birmingham is just a short commute away, making this location both convenient and well-connected.

## **Services**

Mains gas, electricity, water and drainage.

Gas central heating boiler is serviced annually (last serviced: 18/03/2024).

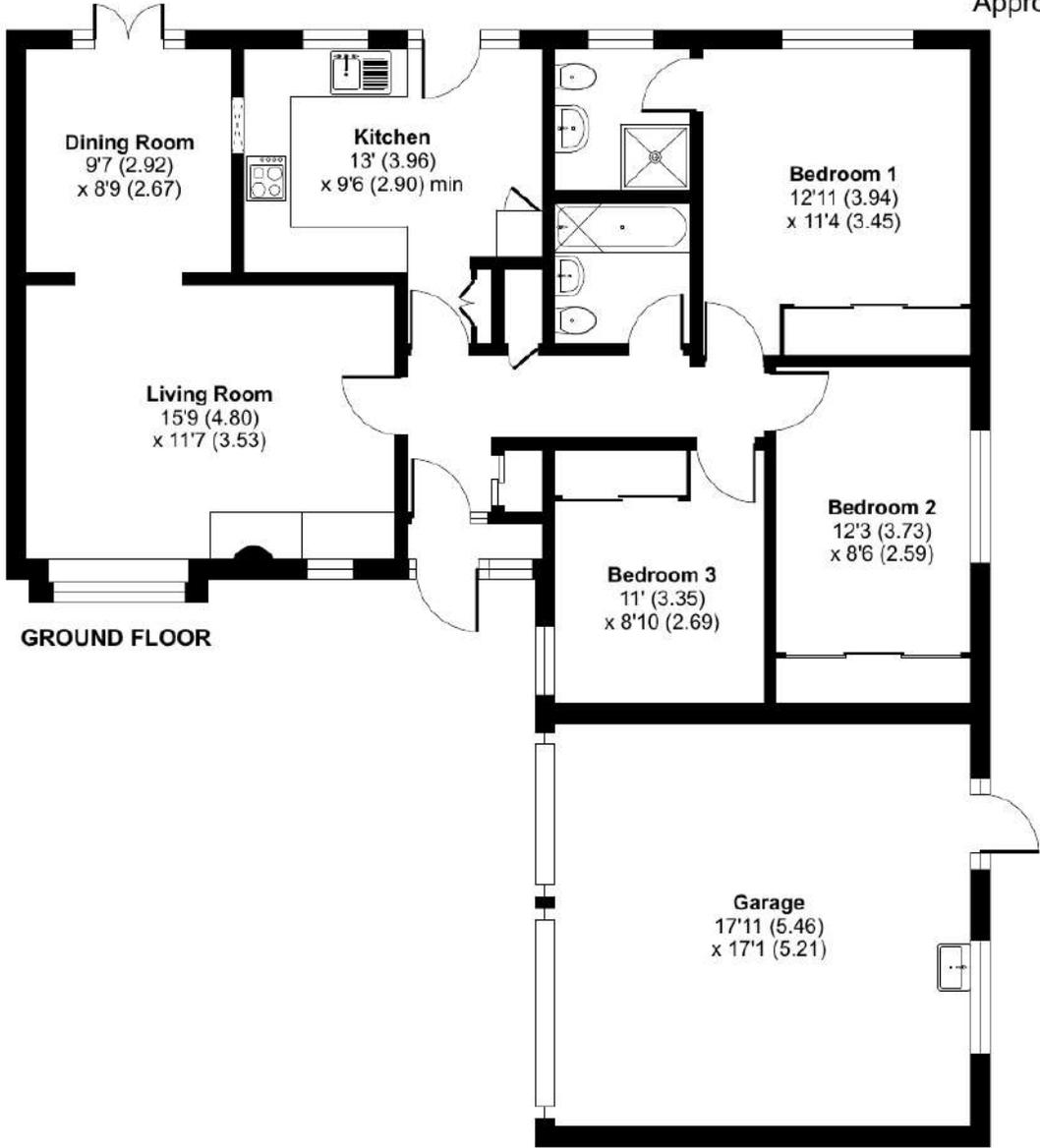
Electrics fully rewired: 08/09/2022.

New fuse box fitted: 24/11/2021.

**Council Tax - Band E**

# Eldersfield Close, Redditch, B98

Approximate Area = 998 sq ft / 92.7 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Total = 1304 sq ft / 121.1 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1115727



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