



## 9 Claverdon Close

Redditch, B97 5XY

Andrew Grant

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**5 Bedrooms 3 Bathrooms 3 Reception Rooms**

Located in the popular town of Redditch, this wonderful property offers the perfect family home. Boasting five generously sized bedrooms, a beautifully landscaped lawned garden, a garage and fully fitted CCTV cameras, this residence seamlessly combines comfort, space and functionality.

## Key features

- Four generously sized double bedrooms, with two benefitting from their own luxurious ensuites.
- The primary bedroom benefitting from its own floor, enhancing the sense of privacy and space.
- Spacious kitchen equipped with built-in appliances, providing a wonderful space for entertaining and cooking.
- Charming dining room featuring a bespoke bar area and sliding French doors leading to the garden.
- A well-appointed shower room conveniently positioned along the landing for ease of access.
- Split-level lawned garden and generous patio area ideal for relaxation and entertaining.
- Single garage accompanied by ample off-road parking for up to four vehicles.

1966 sq ft (182.6 sq m)





## The kitchen

Positioned at the end of the hallway, where you can find a convenient guest cloakroom, the kitchen is a quality space with shaker-style cabinets and travertine flooring that combine functionality with style, creating the perfect area for daily living and entertaining. A utility room is conveniently located just off the kitchen.



The generously sized kitchen features a Stoves Range cooker, built-in AEG coffee maker and microwave, a wine cooler, a built-in Bosch dishwasher and fridge freezer and a double sink with waste disposal and hot tap. Both the kitchen and utility room benefit from underfloor heating.



### **The living room**

To the right of the entrance hall, you are greeted by the inviting living room. This space features engineered oak laminate flooring, built-in wall cupboards for additional storage and ample room for furniture, providing the perfect opportunity to create a welcoming area for entertaining guests and family.



### **The dining room**

Adjacent to the kitchen and living room, the dining room offers seamless flow and connectivity throughout the downstairs of the property. Equipped with sliding patio doors overlooking the garden, the room is bathed in natural light and enjoys a picturesque garden view. This inviting space is perfect for family meals and entertaining guests.



### **The reception room**

Completing the downstairs living areas is an additional reception room featuring solid oak flooring that extends into the hallway and bedrooms. Currently used as a study and storage space, this versatile room offers endless possibilities, whether you wish to convert it into a playroom, snug, studio or keep it as a study.



### Bedroom one

Located on the second floor, bedroom one is an expansive double room that offers stunning views of the garden and surrounding countryside through multiple Velux windows.

With vaulted ceilings and abundant natural light, this bedroom perfectly combines comfort, functionality and complete privacy.





### **Bedroom one ensuite**

Bedroom one further benefits from a generously sized ensuite. This sleek, tiled bathroom features a walk-in shower cubicle, a WC, a washbasin, shaver points and ample storage, enhancing the overall comfort and convenience of the primary bedroom.



## Bedroom two

Located on the first floor, bedroom two is a generously sized double bedroom that overlooks the front of the property. This room benefits from built-in furniture and shelving units, making it a functional and inviting retreat.





### **Bedroom two ensuite**

Bedroom two also benefits from a luxurious ensuite, featuring a walk-in shower cubicle, a WC, shaver points, a washbasin and cupboard storage.



### **Bedroom three**

Adjacent to bedroom two is another expansive double bedroom. Bedroom three features bespoke fitted wardrobes, a slanted ceiling and a three-paned window that floods the space with natural light. These elements combine to create a charming and inviting family bedroom.



#### **Bedroom four**

Completing the upstairs accommodations is bedroom four, currently used as a study. This room offers ample space for a double bed and features views overlooking the garden. It has the potential to be transformed into another wonderful family bedroom, providing both comfort and versatility.



### **The shower room**

Positioned between bedroom four and the dressing room is a convenient shower room. This stylish and functional space features a walk-in shower cubicle with a waterfall head, a WC and a washbasin with vanity mirror cupboards.



### **The dressing room/ bedroom five**

Completing the first floor is a convenient dressing room. This versatile space serves as a walk-in wardrobe but also has the potential to be transformed into a single bedroom, a nursery, a study or remain as your personal dressing area.



## The garden

The property features a beautifully landscaped split-level lawned garden, enclosed by fencing to ensure complete privacy. This serene outdoor space is a perfect retreat for relaxation and enjoyment, offering an ample patio area, ideal for alfresco dining and soaking up the sun.







## Location

Redditch is a vibrant town, known for its excellent amenities and convenient transport links, offering a high quality of life for families and professionals alike.

The town is home to well-regarded schools such as Tudor Grange Academy, St. Augustine's Catholic High School and Birchensale Middle School, providing quality education for all ages.

Transport connections in Redditch are exceptional, with easy access to the M42 motorway and a direct rail link to Birmingham from Redditch railway station. The town also offers a comprehensive bus network, ensuring convenient travel within Redditch and to nearby areas.

The town features a variety of shops, restaurants and entertainment options, as well as healthcare facilities.

Nearby parks and provide ample opportunities for outdoor activities and relaxation, making Redditch an ideal place to call home.

## Services

The property benefits from mains gas, electricity, water and drainage.

**Council Tax - Band F**



# Claverdon Close, B97

Approximate Area = 1966 sq ft / 182.6 sq m

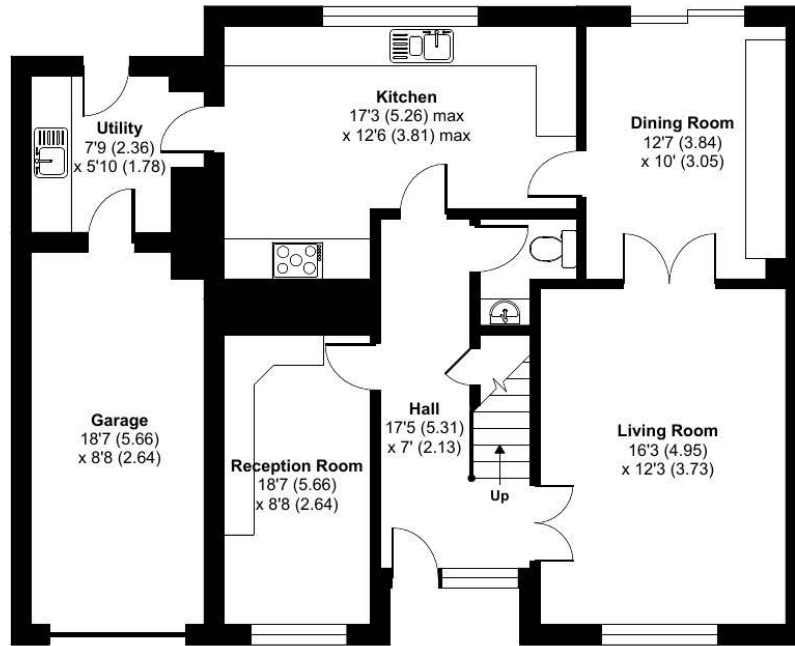
Limited Use Area(s) = 34 sq ft / 3.2 sq m

Garage = 158 sq ft / 14.7 sq m

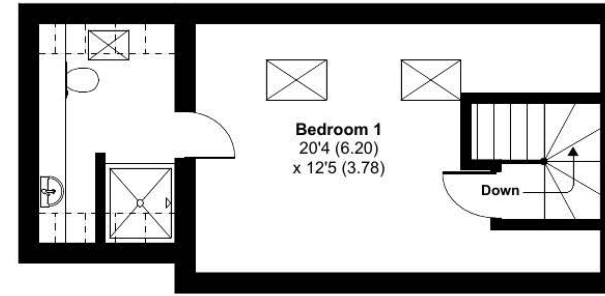
Total = 2158 sq ft / 200.5 sq m

For identification only - Not to scale

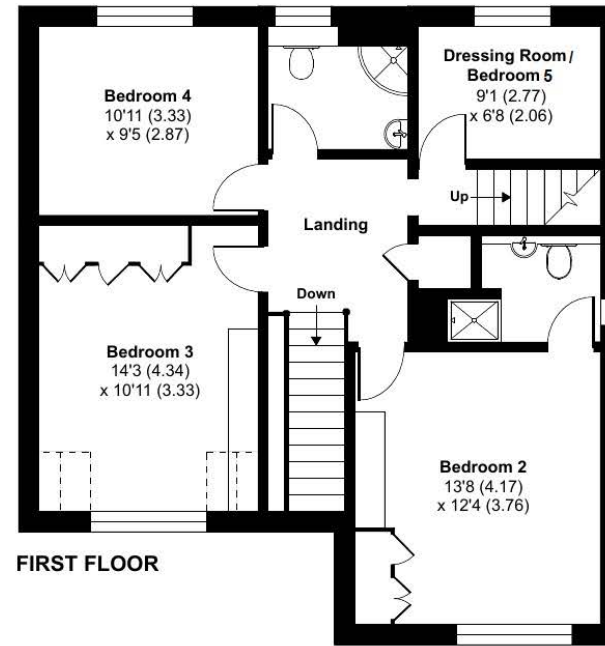
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Andrew Grant. REF: 1157847



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