



**75 Hoveton Close**

Redditch, B98 7HW

**Andrew Grant**



# 75 Hoveton Close

Redditch, B98 7HW

**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

Spacious detached family home offering four well-proportioned bedrooms, multiple reception areas, a private garden and excellent access to amenities and transport links.

- Spacious and well-maintained detached family home offering four bedrooms, two bathrooms and multiple reception areas, ideal for modern living.
- High-quality fitted kitchen with extensive cabinetry and a stylish tiled finish, alongside two contemporary bathrooms with sleek modern fittings.
- Generous dual-aspect living room with direct access to the garden, creating a light and versatile space perfect for relaxing or entertaining.
- Private rear garden with a large patio area and lawn, surrounded by mature borders and fencing for a safe, low-maintenance outdoor space.
- Driveway providing ample off-road parking for multiple vehicles, plus an integral garage for additional secure storage or car use.
- Located in a popular Redditch neighbourhood close to schools, green spaces, shops and excellent road and rail transport links.

**1343 sq ft (124.7 sq m)**







## The living room

This spacious living room features a large bay window and French doors opening to the garden, creating a light and airy feel. A generous layout offers plenty of room for multiple seating arrangements and entertainment systems.







## The kitchen

This well-appointed kitchen features extensive solid wood cabinetry, sleek worktops and a striking tiled splashback. There's ample storage and preparation space, with a double oven range cooker and extractor hood taking centre stage. The design is both functional and inviting, perfect for everyday cooking or entertaining.







## The dining room

The bright dining room is positioned at the front of the property and benefits from a large window that allows natural light to flood in. With space for a full-sized dining table and additional furniture, it is ideal for family meals or hosting guests.





## The utility

Adjacent to the kitchen with access to the rear, the utility room houses laundry appliances and an additional sink. Worktop space and storage units enhance its practicality.





## Bedroom one

This primary bedroom features a carpeted floor and ample space for a range of furniture. The room also includes a private en suite, providing added convenience.



## Bedroom one en suite

This modern en suite features bold teal walls, sleek grey cabinetry, and crisp white countertops. A marble-effect shower and chrome fixtures add a touch of luxury, while a large window with white blinds brings in natural light. White subway tiles provide a clean backdrop, complemented by the space feels fresh and inviting.





## Bedroom two

A spacious double bedroom with mirrored wardrobes and views to the rear, this room offers excellent space for relaxation or sleep. A great secondary bedroom or guest space.





## Bedroom three

Another comfortable double bedroom, ideal for children or guests, located at the front of the house. Features include carpeted flooring and a bright aspect.





## Bedroom four

Currently used as a home office, this versatile fourth bedroom can accommodate a single bed or be maintained as a study, hobby room or gaming space.





## The bathroom

The main bathroom is beautifully presented with a three-piece suite, including a full-sized bath with shower over. Modern finishes and tasteful tiling complete the space.





## The garden

The beautifully maintained rear garden offers a generous blend of lawn and a spacious patio area, ideal for outdoor dining and entertaining. With well-established borders and secure fencing, it provides a private and sunny retreat perfect for family enjoyment or hosting guests.





## Location

Situated in the sought-after B98 area of Redditch, this home is ideally placed for families and professionals alike. The town offers a wide range of amenities, including the Kingfisher Shopping Centre, supermarkets, leisure facilities and reputable schools.

Excellent transport links are close by, with easy access to the A435, M42 and M40, making commuting to Birmingham and surrounding areas straightforward. Redditch Train Station offers regular services to Birmingham New Street and beyond. Nearby green spaces and parks provide plenty of opportunities for walking and outdoor activities, while local bus routes make travel around town convenient.

## Services

This property benefits from full gas central heating and all mains services.

## Council Tax

This property is council tax **band E**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

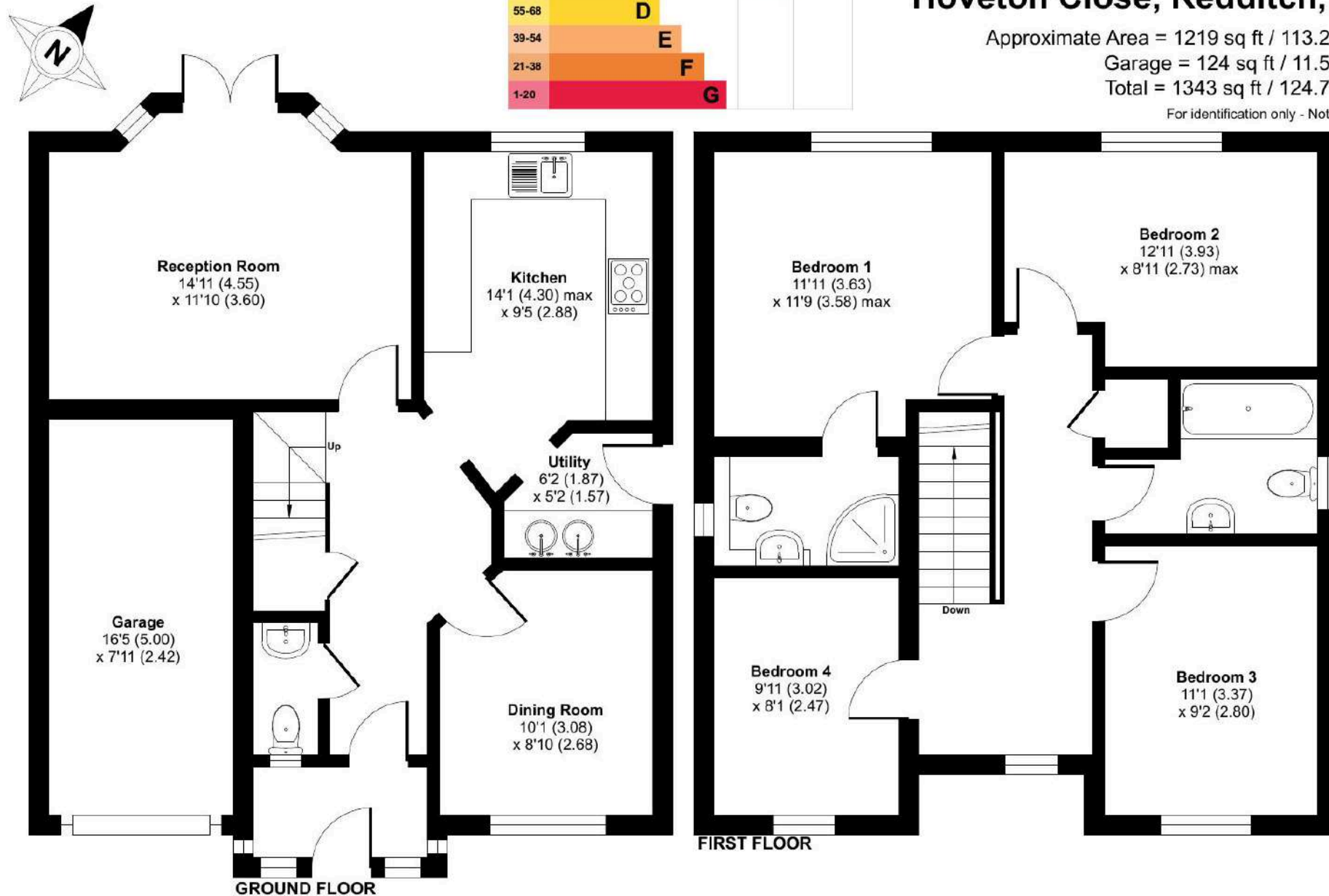
## Hoveton Close, Redditch, B9

Approximate Area = 1219 sq ft / 113.2 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1343 sq ft / 124.7 sq m

For identification only - Not to scale







Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)