



VICTORIA FITZPATRICK

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# Chandlers Close, Crabbs Cross, Redditch, B97 5HU

Offers Over £475,000

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**\*\*QUOTE REFERENCE VF0354\*\***

This extended FOUR bedroom detached property, sits within an extremely generous plot and is situated in a highly sought-after residential district of Crabbs Cross, Redditch.

Upon entering the property via a spacious Porch, you are welcomed into a generous Entrance Hallway with stair off leading to first floor and doors leading to downstairs WC, Lounge and Kitchen/Diner.

The modern Kitchen/Diner is a great space, offering a wide range of wall and base units, quartz work surfaces, integrated appliances and a separate Utility and Boot Room providing additional storage and space for extra appliances. The dual aspect Lounge has a brick feature fireplace with working open fire, radiators, spotlights to ceiling and leads onto a delightful Conservatory. The property benefits from an additional reception room, currently a gym space but has been used in a variety of ways to suit any family.

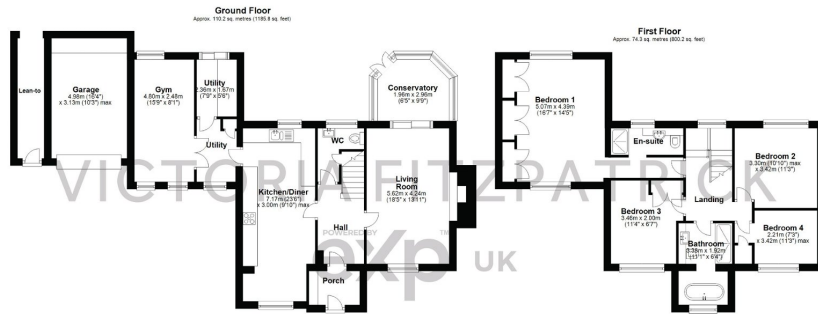
Moving upstairs, the property features a Master Bedroom with an En-suite Shower Room & Fitted Wardrobes, a Second Double Bedroom, a Third Double Bedroom with a Fitted Wardrobe, a Good-sized Fourth Bedroom with a Storage Cupboard. The family bathroom has been re-fitted offering vanity wash hand basing and WC, walk in shower and free standing bath with miser tap and shower head over.

Outside the property offers a wonderful, private wrap around garden being mainly laid to lawn, block paved patio areas and summer house with seating and fire pit entertaining area in the top corner. It has secure fenced boundaries and side gated access. To the front is a generous driveway for multiple vehicles and access to single garage.

The property further benefits from being fully double glazed & gas central heated throughout, the boiler was installed in 2022 and the electrics were upgraded in 2018. The property has an EPC rating D and falls into Council Tax Band D also.

In summary, this spacious four-bedroom family home offers versatile living for any growing family and is move in ready. The





Total area: approx. 184.5 sq. metres (1990.0 sq. feet)  
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- QUOTE REFERENCE VF0354
- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED OFFERING VERSATILE LIVING SPACE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS AND CONSERVATORY
- LARGE MASTER BEDROOM WITH EN-SUITE
- FULLY FITTED KITCHEN AND SEPERATE UTILITY
- SINGLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GENEROUS REAR GARDEN AND ENTERTAINING AREA
- EPC RATING D



27/02/2024, 09:01 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
9, Chandlers Close REDDITCH B97 2JH	Energy rating <b>D</b>	Valid until: 22 July 2028 Certificate number: 9819-3011-7243-6198-3984																																
Property type	Detached house																																	
Total floor area	154 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">guidance for landlords on the requirements and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords</a> .																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>48.4</td> <td>78.6</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	48.4	78.6	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificates/2818-3011-7243-6198-3984?print=true>

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