



**10 PARKLANDS CLOSE, REDDITCH, B97 6PZ**  
**OFFERS OVER £450,000**





# 10 PARKLANDS CLOSE, REDDITCH, B97 6PZ

A SUPERB, EXECUTIVE STYLE FOUR BEDROOM DETACHED HOME SET ON AN ENVIABLE CORNER/END PLOT.

This superb detached family home is located in the popular district of Brockhill, towards the edge of the estate, on a tucked away corner/end plot. Over recent years the property has been vastly improved, meaning we are able to offer a very spacious family home.

The property offers; a generous & cosy main living room (originally the double garage), additional family room (original main living room), conservatory, study area, generous kitchen diner, utility, guest WC, to the first floor you will find the primary bedroom suite with dressing area and stunning en-suite shower room, three further bedrooms and main family shower room.

## Approach

Driveway to the front and main front entrance leading into;

## Entrance Hall

With stairs to the first floor, leads off to;

## Study Area

10'2" max x 6'10" max (3.10m max x 2.10m max)

Which in-turn leads into;

## Living Room

18'4" max x 17'8" max (5.60m max x 5.40m max )

(Originally the double garage).

## Kitchen Diner

19'8" max x 10'5" max (6.00m max x 3.20m max )

Which in-turn leads into;

## Utility

6'3" max x 6'3" max (1.92m max x 1.92m max)

## Family Room/Second Reception

18'7" max x 11'1" max (5.67m max x 3.40m max)

Which in-turn leads into;

## Conservatory

10'5" max x 9'10" max (3.20m max x 3.00m max )

## First Floor Landing

Leads off to;

## Main Bedroom

11'1" max x 11'1" max (3.40m max x 3.40m max)

Which leads into;

## Dressing Area & En-suite

13'1" max x 8'10" max (4.00m max x 2.70m max)

## Bedroom Two

11'1" max x 10'5" max (3.40m max x 3.20m max)

## Bedroom Three

10'2" max x 8'0" max (3.10m max x 2.44m max)

## Bedroom Four

8'6" max x 6'10" max (2.60m max x 2.10m max)

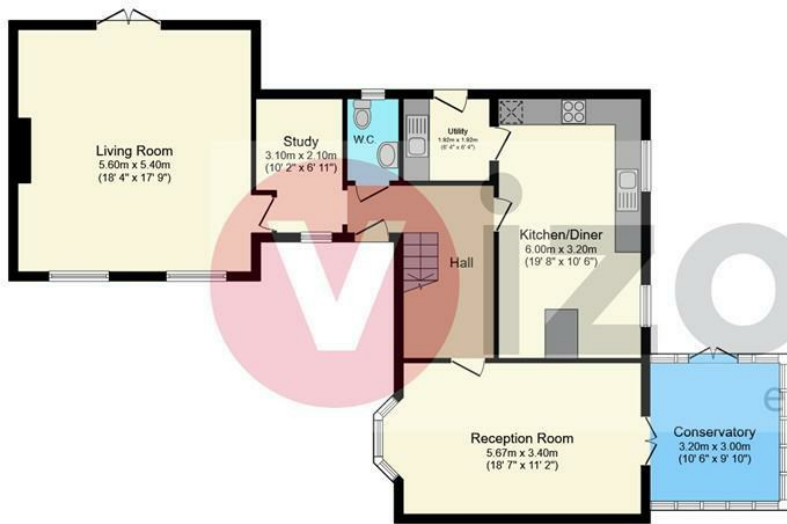
## Shower Room

7'2" max x 6'1" max (2.20m max x 1.87m max)

## Outside

To the front of the property is a driveway for multiple vehicles, to the rear is a generous garden, offering lawn and paved areas, with some shrub/tree insets, stretching to the side of the property too.

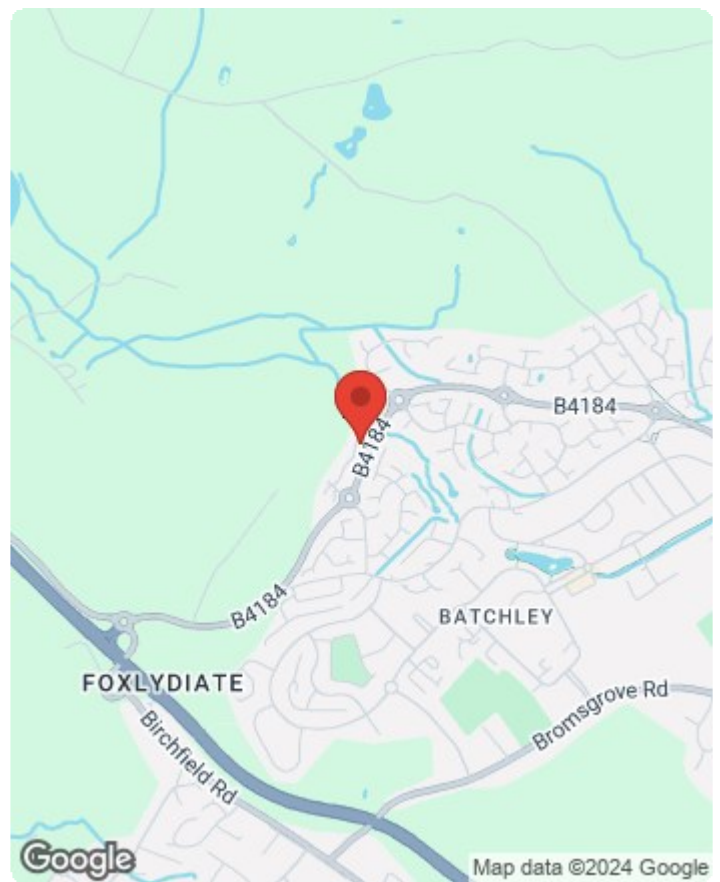




**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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