



30 Barley Grove, Broadoaks

Offers Over £400,000

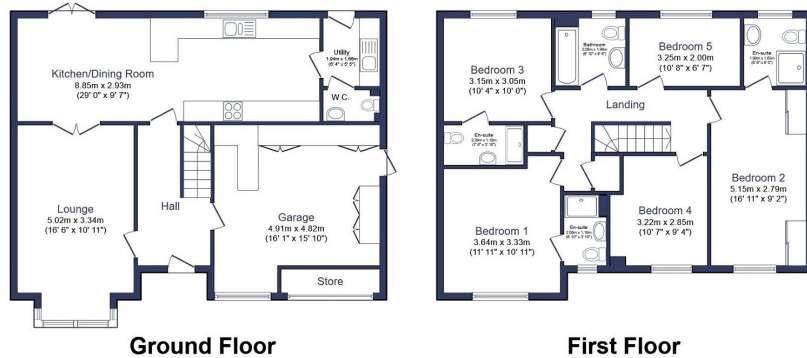
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- Modern Detached Family Home
- Family Bathroom & Three En-Suite Shower Rooms
- A Sizeable Kitchen/Diner With Utility & WC Beyond
- Large Corner Plot Garden & Patio
- The Original Estate Showroom - So High Spec Throughout
- Five Double Bedrooms
- Spacious Front Aspect Living Room
- 2nd Reception/Games Room With Converted Double Garage
- Multi-Car Driveway
- Close To Local Schooling



A five double bedroom, four bathroom detached family house that has been finished to a high standard throughout. Arranged over two floors with an overall internal measurement in excess of 1750sqft, it'll be hard to find a bigger home for your money. This wonderful property occupies a corner plot with large rear garden & patio, has the benefit of a multi-car driveway owing to its cul-de-sac location, placing any new owner within comfortable reach of local schools & amenities. The internal reception space is brilliant with a sizeable front aspect living room that opens to a substantial kitchen/diner across the rear of the property, that leads to a separate utility room & WC as well as the enclosed rear garden. One further benefit is the fact the garage space is currently set up as a games room which can easily become a second good-sized reception room if required - the options are there and with a house this size, there are plenty of rooms to choose from.



Total floor area 164.8 sq.m. (1,774 sq.ft.) approx

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). Powered by www.focalagent.com

22072024_00-46 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																						
35, Barkley Grove Buckhurst Redditch NE22 8BT	Energy rating B	Valid until: 4 November 2029 Certificate number: 0158-3000-4209-2333-4209																																				
Property type	Detached house																																					
Total floor area	141 square metres																																					
Rules on letting this property																																						
Properties can be let if they have an energy rating from A to E.																																						
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-for-rental-properties																																						
Energy rating and score																																						
This property's energy rating is B. It has the potential to be B.																																						
See how to improve this property's energy efficiency.																																						
The graph shows this property's current and potential energy rating.																																						
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.																																						
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/0158-3000-4209-2333-4209/your-copy>

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