



**Linthurst Crescent, Redditch B97 6SQ**



**welcome to**

**Linthurst Crescent, Redditch**

Spacious five-bedroom family home situated on the sought-after Enfield location in Redditch. Offering two bathrooms, generous living areas, and a private garden, this property is ideal for growing families. Conveniently located close to schools, local amenities, and transport links.





**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). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approach

Via a private drive. Footpath leading up to the accommodation.

## Entrance Hallway

Doors to Lounge, Office, WC and Kitchen. Access up the stairs. Radiator.

## Wc

Close coupled toilet. Wall mounted sink. Double glazed window to side. Central heating radiator. Base units with worksurface over. Space for laundry appliances.

## Office

8' 2" x 6' 11" ( 2.49m x 2.11m )  
Double Glazed window to front. Central heating radiators.

## Lounge

19' x 12' 4" ( 5.79m x 3.76m )  
Double Glazed Bay Window to front. Central heating radiator. Double doors into lounge,

## Kitchen Diner

26' 1" x 11' 8" ( 7.95m x 3.56m )  
Two Double Glazed Windows to rear. Two Central heating radiators. Double Doors into lounge. Wall and base units with worksurface over. Integrated dishwasher . Space for Fridge freezer. Sink and drainer with mixer tap. Breakfast Bar. Tiling to splash prone areas.

## Conservatory

11' 1" max x 11' 1" max ( 3.38m max x 3.38m max )  
Double Glazed Doors into rear garden. Double glazed windows to rear.

## Landing

Access to bedrooms and bathroom.

## Bedroom 1

10' 4" x 12' 4" ( 3.15m x 3.76m )  
Double Glazed Bay window to front. Central heating radiator.

## Ensuite

Double Glazed window to side. Walk in shower. Wall mounted sink. Close coupled toilet. Tiling to splash prone areas.

## Bedroom 2

10' 6" x 10' 1" ( 3.20m x 3.07m )  
Double glazed window to front. Central heating radiator.

## Bedroom 3

11' 8" x 8' 11" ( 3.56m x 2.72m )  
Double glazed window to rear. Central heating radiator.

## Bedroom 4

9' 11" x 9' 6" ( 3.02m x 2.90m )  
Double glazed window to rear. Central heating radiator.

## Bedroom 5

9' 11" x 7' 1" ( 3.02m x 2.16m )  
Double Glazed window to rear. Central heating radiator.

## Bathroom

Obscure Double Glazed window to side. Bath with shower over. Wall mounted sink. Close coupled toilet. Tiling to splash prone areas.

## Rear Garden

Laid Lawn. Patio. Access to garage. Fencing to sides. Space for a shed.

## Garage

Unable to measure at time of visit

## Frontage

Laid lawn. Shrubbery. Canopy over front door. Driveway parking for multiple cars in front of garage.



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## **Linthurst Crescent, Redditch**

- Detached family home
- Five Bedrooms
- Two Bathrooms
- Conservatory
- Driveway and Garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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