



**St. Stephens Gardens ,Redditch B98 8HZ**

**welcome to**

## **St. Stephens Gardens, Redditch**

Come and take a look at this good sized Four Bedroom House, Situated in the district of Riverside. Offering a downstairs toilet. Lounge and dining room and fitted kitchen. Upstairs, there is a main bedroom with ensuite. Three further bedrooms and a family bathroom. Parking to front.





**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 driveway leading up to open porch and front door.

## Open Porch

Double glazed lead effect door to main accommodation

## Hall

Coving to ceiling. Fuse board. Obscure double-glazed panel to front. Stairs to upper floor accommodation. Tiled Floor. Door to downstairs Toilet.

## Downstairs Toilet

white suite comprising of a close coupled toilet. Wall mount wash hand basin. Tiling to splash prone areas. Tiled floor. Extractor.

## Lounge

20' 3" max into bay x 12' 8" max into chimney breast ( 6.17m max into bay x 3.86m max into chimney breast) Double glazed bay window to front. Coving to ceiling. Wall lights. Feature fire with ornate fire surround. Marble effect hearth and tiled back. Door to kitchen. Double doors to dining room. Door to kitchen.

## Dining Room

11' 4" x 9' 4" ( 3.45m x 2.84m ) Double doors to rear, gives access to rear garden. Coving to ceiling. Laminate flooring. Door to kitchen.

## Kitchen

11' 6" max x 9' 4" max ( 3.51m max x 2.84m max ) Double glazed window to rear. Coving to ceiling. A range of fitted wall and base units with glazed display door. work surface over. Sink, mixer tap and drainer to sides. Tiling to splash prone areas. Feature floor. Radiator. Fitted oven and microwave. Archway to utility. Door to lounge and door to dining room.

## Utility

6' 5" max into cupboard x 3' 7" max exclude recess ( 1.96m max into cupboard x 1.09m max exclude recess)

Fitted cupboards. Roll top work surface over. Space for washing machine and tumble dryer. Radiator. Double glazed door to side.

## Landing

Double glazed window to side. Loft access. Door to built in storage cupboard housing hot water tank. Door to storage cupboard

## Bedroom

14' 3" max x 9' 6" max ( 4.34m max x 2.90m max ) Double glazed window to front. Radiator. Coving to ceiling. Built in wardrobes. Door to ensuite

## Ensuite

Obscure double-glazed window to rear. Extractor. White suite comprising of shower tray, with a wall mount shower over, screen and door. Vanity sink with mixer tap over. Close coupled toilet. Tiling to walls. Feature floor.

## Bedroom

10' 8" max narrowing to x 9' 6" max ( 3.25m max narrowing to x 2.90m ) Double glazed window to front Coving to ceiling. Radiator.

## Bedroom

9' 6" x 9' 3" ( 2.90m x 2.82m ) Double glazed window to rear. Coving to ceiling. Radiator

## Bedroom

9' 4" x 7' 5" ( 2.84m x 2.26m ) Double glazed window to front. Coving to ceiling. Radiator

## Bathroom

Obscure double-glazed window to side. Wash hand basin with pedestal and mixer tap. Close coupled toilet. Radiator. Tiling to splash prone areas. Fitted bath with mixer shower tap over.

## Garage Conversion Storage Area

10' 7" max x 8' 3" max into recess ( 3.23m max x 2.51m max

into recess) Double glazed window to rear. Coving. Boiler. Radiator.

## Front Garden

Laid lawn. fence to side.

## Open Carport

9' 5" max x 8' 2" max ( 2.87m max x 2.49m max ) Access to meters. Door to garage conversion up and over door. Opening 7 ft

## Rear Garden

Gated access to front. Fence to sides and rear. Laid lawn. Flower beds housing a variety of plants and shrubs. Block paved patio. Access to garage conversion



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## St. Stephens Gardens, Redditch

- DETACHED 4 BEDROOM HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS TOILET
- ENSUITE AND FAMILY BATHROOM
- CARPORT

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£390,000**



Please note the marker reflects the postcode not the actual property

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