





# Brookfield Close, Hunt End, Redditch B97 5LL

Offers Over £450,000

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The accommodation begins with an enclosed entrance featuring a guest WC and leads into a hallway with built-in storage. From here, an open-plan sitting room with a mezzanine overlooks a study area. The modern kitchen, complemented by a separate utility room with side access, boasts a range of high-gloss wall and base units, integral appliances, and space for additional freestanding appliances.

The spacious lounge, with ample space for dining, includes a cosy log-burning stove, double doors connecting to the study area, and French doors that open to the garden. Stairs rise to the split-level first floor, which features built-in storage on the landing and leads to the master bedroom, complete with ample fitted wardrobes and an en-suite shower room. Additionally, there are four further double bedrooms, an office/ single sixth bedroom, and the main family bathroom.

Outside, the property offers ample parking with a gravel frontage and a block-paved driveway providing vehicular access to the double garage via an electric roller door. The rear garden enjoys a private aspect and is designed for low maintenance, featuring a lawn, a paved patio area, and some planted borders, all enclosed within fenced boundaries.

#### **Ground Floor**

**Lounge / Dining** - 6.76m x 3.39m (22'2" x 11'1") max

**Sitting Room** - 2.96m x 3.4m (9'8" x 11'1")

**Kitchen** - 2.75m x 3.4m (9'0" x 11'1")

**Utility Room** - 2.07m x 2.75m (6'9" x 9'0")

**Garage** - 4.88m x 4.93m (16'0" x 16'2")

#### **Stairs To First Floor**

**Master Bedroom** - 4.58m x 3.17m (15'0" x 10'4") max

**En Suite** - 1.69m x 2.02m (5'6" x 6'7")

**Bedroom 2** - 2.48m x 3.85m (8'1" x 12'7")

**Bedroom 3** - 4.83m x 3.85m (15'10" x 12'7") max

**Bedroom 4** - 3.64m x 2.79m (11'11" x 9'1")

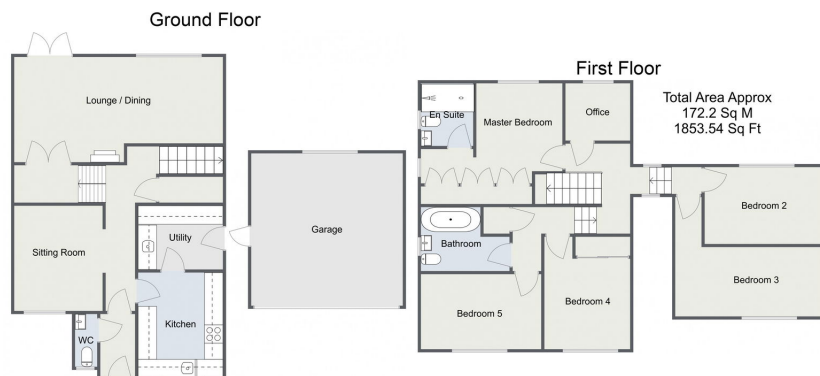
**Bedroom 5** - 2.42m x 3.88m (7'11" x 12'8")

**Office** - 1.84m x 2.12m (6'0" x 6'11")

**Bathroom** - 2.06m x 2.87m (6'9" x 9'4") max



## Brookfield Close, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Beautifully Presented Detached Home
- Five Well-Proportioned Bedrooms
- Spacious Dining Lounge with Log Burner
- Sitting Room with Mezzanine Overlooking Study
- Modern Kitchen and Separate Utility
- Bathroom, En-Suite and Guest WC
- Good-Sized Private Rear Garden
- Driveway Parking
- Double Garage
- Catchment for St. Augustine's High School



For more information on this house or to arrange a viewing please call the office on:

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