



Spetchley Close, Walkwood, Redditch B97 5NB

Offers In Region Of £325,000

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- Extended and Much Improved
- En-Suite & dressing Area To Master Bedroom
- Lounge
- Study/Home Office Space
- Enclosed Rear Garden
- Four Bedrooms
- Family Bathroom & Guest WC
- Well Appointed Kitchen/Diner
- Storage Garage & Off Road Parking
- Popular Location



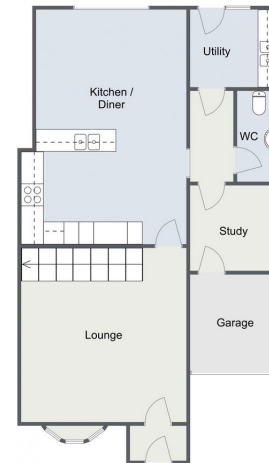
A beautifully presented, sympathetically extended and much improved, four bedroom semi-link detached property offered with a well appointed kitchen/diner with bi-folding doors to the rear, separate utility, study/home office space, lounge, en-suite to the master bedroom, family bathroom and guest WC, storage garage with off road parking and delightful rear garden. Situated in the popular location of Walkwood, Redditch.



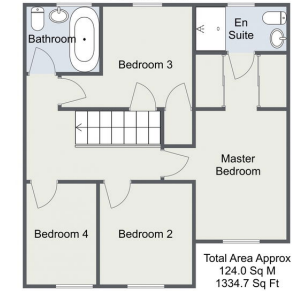


Spetchley Close, Redditch

Ground Floor



First Floor



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.

04070202, 0952

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

Energy performance certificate (EPC)

45, Spetchley Close Redditch WR9 5AG	Energy rating D	Valid until: 9 March 2028 Certificate number: 0544-2831-7273-9106-4461
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Property type: Semi-detached house

Total floor area: 74 square metres

Rules on letting this property

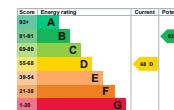
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. 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

<https://red-energy-certificate.service.gov.uk/energy-certificate/0544-2831-7273-9106-4461?print=true>

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

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.



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