arden
ESTATE AGENTS

It's who you move with.

Elgar Close, Headless Cross, Redditch B97 5GJ

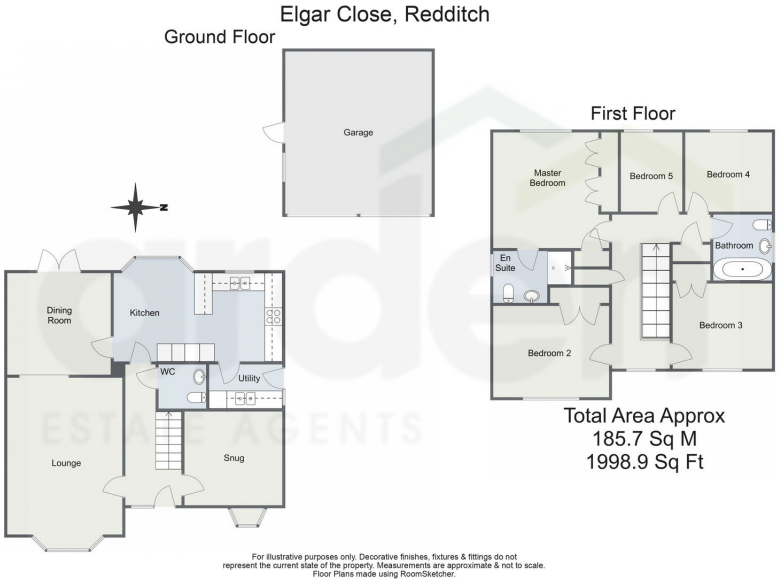
Offers In Region Of £600,000

5 2 3

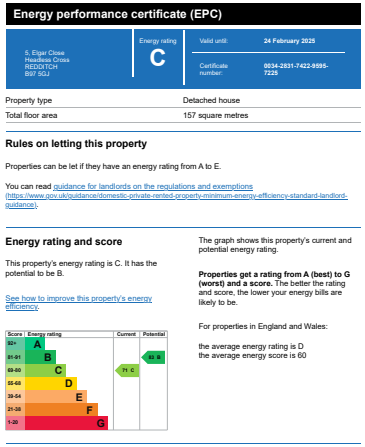
The ground floor comprises an entrance hall leading to a guest WC, snug/sitting room, and a spacious lounge with a log burning stove opening to a separate dining room with French doors to the garden. The beautiful breakfast kitchen with a bay window and window seat includes a range of units, a breakfast bar, some integrated appliances, and space for a range oven and American fridge/freezer, with a utility room adjacent offering side access. Upstairs, the first floor landing leads to a spacious master bedroom complete with built-in wardrobes and a modern en-suite shower room. Additionally, there are three more double bedrooms, two of which feature built-in wardrobes, along with a fifth single bedroom. Completing this level is a modern principal bathroom, all accessible from a central landing equipped with built-in storage.

This property benefits from a block paved driveway, a detached double garage, and a wonderfully maintained rear garden. The garden features a spacious patio area leading to a split-level lawn, complete with multiple decked seating areas and decorative gravel beds, a;; enclosed by fenced and hedged boundaries.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order, and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



- Beautifully Presented Detached Home
- Spacious Lounge, Dining Room and Snug
- Separate Utility
- Wonderfully Maintained Rear Garden
- Detached Double Garage
- Four Double Bedrooms, One Single Bedroom
- Modern Breakfast Kitchen
- Principal Bathroom, En-Suite to Master and Guest WC
- Block Paved Driveway
- Generous Plot



Energy performance certificate (EPC)

5, Elgar Close
Headless Cross
REDDITCH
B97 5GJ

Energy rating: **C**

Valid until: 24 February 2025

Certificate number: 0934-2831-7422-9595-7225

Property type	Detached house
Total floor area	157 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).

Energy rating and score

This property's energy rating is C. 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

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.

arden
ESTATE AGENTS