



46 Redacre Road,
Offers Over £400,000

3 1 2



Some houses feel good on paper. Others feel good to live in.

46 Redacre Road is very much the latter.

Owned by the same family for many years, this extended three-bedroom semi has been adapted carefully to suit real family life rather than trends. The result is a home that flows naturally, supports busy routines and still feels calm and comfortable at the end of the day.

The traditional living room sits to the front of the house a cosy retreat away from the busier parts of the home, ideal for evenings in or quieter moments. To the rear, the property opens up into a spacious kitchen and dining area, enhanced by a single-storey extension. This is the heart of the house and it's easy to see why this style of layout is so sought after. There's space to cook, eat, work, relax and entertain without anyone feeling on top of each other.

One of the current owners works from home, and the layout has proven itself perfectly suited to modern life. Whether it's setting up a workspace at the dining table during the day or zoning the space differently at weekends, the flexibility here is a real strength.

Practicality hasn't been forgotten either. A downstairs WC makes everyday life easier, while the side storage area is ideal for bikes, pushchairs or all the things families need but don't want on show.

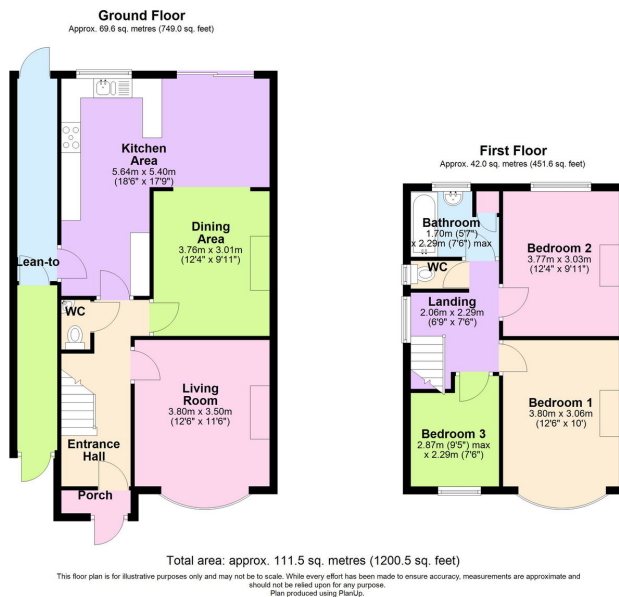
Upstairs, the accommodation continues to work well. There are two comfortable double bedrooms and a generous single room, ideal for a child's bedroom, nursery or home office. The house has clearly been well looked after and, aside from decorative changes to suit a new owner's taste, there is very little to do.

The location completes the picture. Redacre Road sits within easy reach of well-regarded local schools, making it a popular choice for families. Boldmere High Street is close by for cafés, shops and everyday essentials, while Sutton Park offers miles of green space for walks, cycling and weekends outdoors.





- Extended three-bedroom semi-detached family home
- Living room to the front and open-plan kitchen/diner to the rear
- Ideal setup for modern family life and working from home
- Downstairs WC for everyday convenience
- Very little to do beyond decorative personalisation
- Much loved by the current owners and well maintained throughout
- Single-storey rear extension creating a highly sought-after layout
- Two double bedrooms plus a generous single bedroom
- Useful side storage space
- Excellent location for schools, Boldmere High Street and Sutton Park



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |