



## Epsom Close, Redditch

- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- FAMILY BATHROOM AND GUEST WC
- OFF ROAD PARKING FOR SEVERAL VEHICLES

- DETACHED HOUSE
- EN-SUITE TO THE MASTER BEDROOM
- KITCHEN WITH SEPARATE DINING ROOM

**Offers In The Region Of £430,000**

**Tenure: Freehold**

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HERE TO GET *you* THERE



# Epsom Close, Redditch

## DESCRIPTION

Hunters Redditch are proud to present this well-presented detached family home, positioned on a substantial plot in Headless Cross, and boasting a generous ground floor living space along with four well-proportioned bedrooms.

To the front of the property is a private driveway providing off-road parking space, along with access to the garage and side gate access through to the rear.

The ground floor accommodation briefly comprises: a large entrance hallway with stairs rising to the first-floor landing, guest WC/cloakroom, fitted kitchen with integrated cooking appliances, and access to the rear garden, formal dining room patio doors opening to the rear patio and a generous lounge with a feature fireplace and bay window looking out the front.

Upstairs, the property boasts four generously sized bedrooms. The master bedroom includes a stylish en-suite shower room, while bedrooms two and three are good doubles. Bedroom four, currently set up as a home office, overlooks the rear garden and offers flexibility for families needing work or study space. A modern family bathroom completes the upper floor.

To the rear is a private garden with an initial patio area, a generous lawn, with fenced borders.

Situated in a highly desirable and pleasant cul-de-sac location, opposite Morton Stanley Park, within the sought-after residential district of Headless Cross, offering catchment to the well-regarded local schooling. The town of Redditch offers easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.

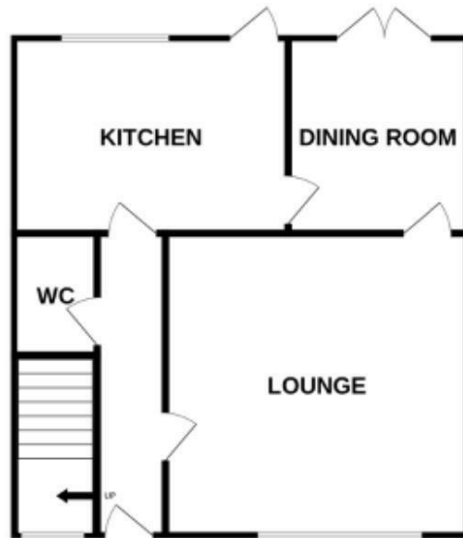
EPCC  
COUNCIL TAX BAND E

Here is the link to our walkthrough video: <https://www.instagram.com/p/DQL-qEPDUzi/>



Council Tax: E

GROUND FLOOR




1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

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