



82 Rectory Road

Redditch, B97 4LL

Andrew Grant

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Redditch, B97 4LL

4 Bedrooms 1 Bathroom 3 Reception Rooms

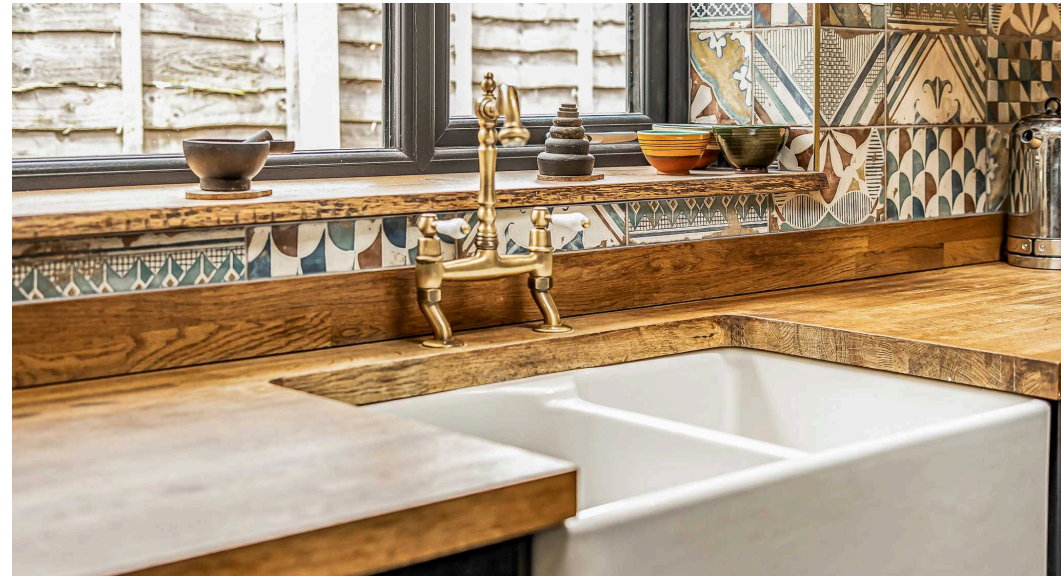
Stylish period home with bespoke kitchen, versatile living spaces and a long rear garden in Redditch.

- Charming Victorian-style home arranged over three floors with four bedrooms and three receptions
- Bespoke shaker kitchen with range cooker, Belfast sink and vaulted ceiling open to a family snug
- Generous rear garden with paved terrace, level lawn and mature planting
- Convenient location for schools, shops, leisure facilities and commuter links

Occupying a convenient position close to the heart of Redditch, this characterful home combines period charm with modern style. The bay-fronted living room and separate dining room provide inviting reception spaces, while a bespoke shaker kitchen with range cooker leads into an open-plan family area. Four bedrooms are arranged across the upper floors, served by a contemporary shower room and ground floor cloakroom. To the rear, the garden offers a generous outdoor space with a paved seating area and lawn, extending further beyond the current arranged section to provide additional enclosed ground with excellent potential for landscaping, recreation or further improvement.

1286 sq ft (119.5 sq m)





The kitchen

The kitchen lies at the rear of the ground floor and forms the sociable hub of the home. Bespoke shaker cabinetry with brass hardware and solid timber work surfaces house a range-style cooker and Belfast sink beneath a vaulted ceiling with skylights and exposed timber trusses. Flagstone flooring, a striking patterned tile splashback and open shelving add character, while a broad opening connects effortlessly to the family room and out onto the garden.



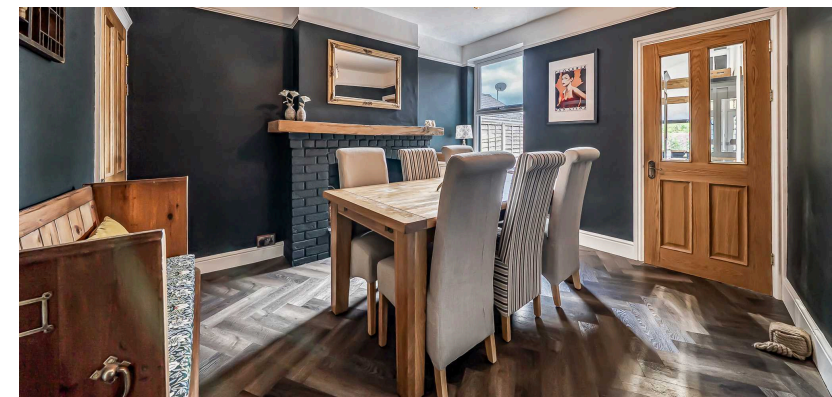
The family room

Extending from the kitchen, the family room offers an informal space for reading, chatting or watching television. Exposed timber trusses span the vaulted ceiling and a full-height picture window frames the outlook across the side return. The continuous flagstone floor ties the space to the kitchen, and its open-plan layout makes it ideal for day-to-day living and entertaining, with access onwards to the rear garden.



The dining room

The dining room provides a formal yet relaxed setting for family meals and entertaining. A striking chimney breast with deep timber mantel creates a focal point, complemented by engineered herringbone-style flooring underfoot. Glazed doors connect with the hallway and kitchen, while a built-in storage cupboard adds practicality for everyday use. There is ample room for a large dining table, making this a versatile space for gatherings.





The living room

At the front of the home, the living room is a welcoming retreat for everyday relaxation. A handsome cast-iron fireplace with colourful tiled slips and a wood-burning stove takes centre stage, while built-in shelving and cabinetry to one side provide practical storage. A wide bay window fitted with shutters frames the street scene beyond, and the room's proportions allow for comfortable seating around the hearth.



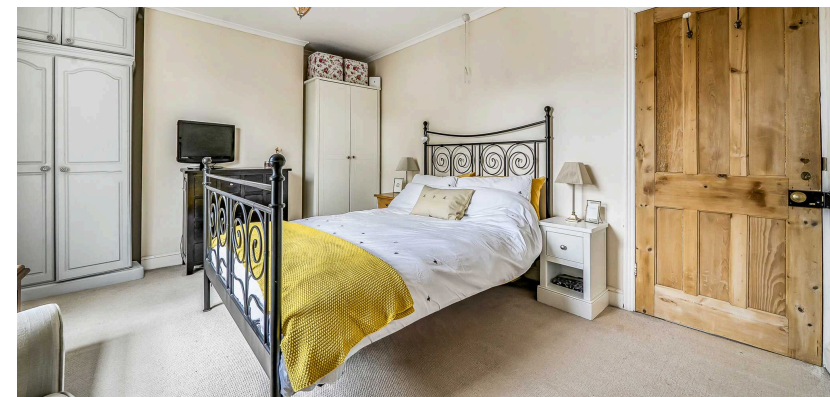
The cloakroom

Conveniently positioned on the ground floor, the cloakroom provides a practical WC for guests and family. A distinctive circular stained-glass window set within a brick surround lends character, while half-height glazed tiling adds a touch of style. The space is completed by a compact vanity unit with brassware and a close-coupled toilet.



The primary bedroom

The principal bedroom stretches across the width of the house on the first floor, offering generous proportions for rest and relaxation. A large window provides an elevated outlook over Rectory Road. A stripped pine door and neutral palette contribute to a calm and restful atmosphere.





The second bedroom

Positioned on the second floor, the second bedroom accommodates a double bed beneath a gently sloping ceiling. A window provides views over the frontage and adds headroom, creating a comfortable sleeping area with space for a desk or reading corner. This versatile room would suit guests or older children alike.



The third bedroom

Also on the second floor, the third bedroom is tucked beneath the eaves. A large Velux roof window set into the slope of the ceiling draws the eye upward and offers an ever-changing sky view, while low-level cupboards within the eaves provide useful storage. A sliding barn-style door opens into a fitted cupboard space, optimising floor space in this cosy room.



The fourth bedroom

Situated on the first floor, the fourth bedroom is a compact single room ideal for a child, study or nursery. A window overlooking the rear garden brings in natural light, while the elongated layout provides space for a bed and additional furniture. Its adaptable proportions lend themselves to a variety of uses.



The shower room

Serving the bedrooms on the upper floors is a contemporary shower room. A generous walk-in enclosure with black-framed screen and rainhead shower sits alongside a pedestal wash basin, while white metro-tiled walls contrast with patterned floor tiles for a stylish finish. A concealed cistern WC and high-level window complete the room.



The garden

The garden extends from the rear of the house to provide an inviting outdoor retreat. A paved terrace adjoins the kitchen, creating a perfect spot for dining or entertaining, with raised planters and shrubs adding interest along the borders. Beyond the current fenced section, the garden continues further to the rear with additional enclosed space offering excellent scope for landscaping or enhancement, allowing buyers the opportunity to create a larger garden tailored to their needs.



Location

This home is positioned on Rectory Road in Redditch, a popular Worcestershire town offering a wide variety of amenities. Residents enjoy easy access to supermarkets, shops, cafés and leisure facilities, while families benefit from a choice of local schools. Nearby parks and countryside provide opportunities for walking and outdoor recreation. For commuters, road and rail links connect Redditch with Birmingham, Worcester and the wider Midlands.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.



Rectory Road, Redditch, B97

Approximate Area = 1260 sq ft / 117.1 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

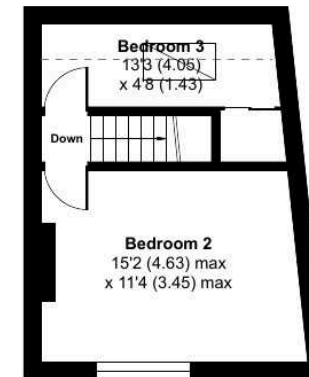
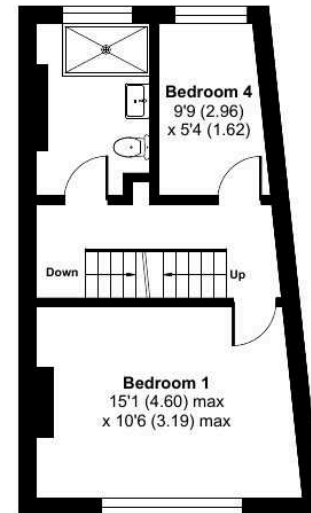
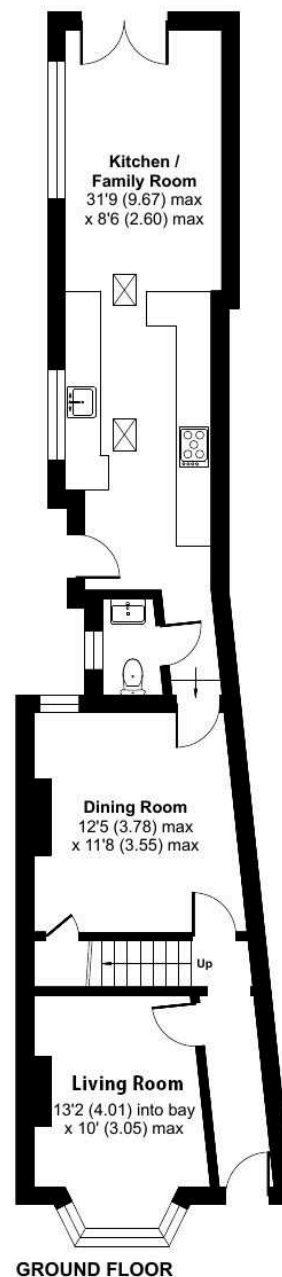
Total = 1286 sq ft / 119.5 sq m

For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1455310



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