



50 Campden Close

Redditch, B97 5NJ

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

Four bedroom family home on a corner plot with spacious living areas, modern kitchen, conservatory, garage and landscaped garden

- Detached family home offering flexible living
- Modern breakfast kitchen with adjoining utility and dining space
- Landscaped rear garden with lawn terrace and raised beds
- Generous driveway and newly built garage for parking
- Popular Crabbs Cross location close to amenities and schools

Situated in the sought-after Crabbs Cross neighbourhood, this detached home offers flexible accommodation ideal for modern family life. A welcoming hall leads to the principal living room with fireplace, then onto the dining room and conservatory, complemented by a versatile ground floor study or bedroom and a stylish breakfast kitchen with adjoining utility. Upstairs are four comfortable bedrooms served by a family bathroom, with built-in wardrobes to all bedrooms. The converted garage provides additional living space while a newly built garage and driveway ensure ample parking. Outside, a generous terrace and lawned garden deliver a private setting for outdoor enjoyment.

1687 sq ft (156.8 sq m)





The kitchen and utility

A sociable hub for everyday life, the breakfast kitchen sits to the rear of the home with views over the garden. An extensive array of contemporary cabinets and drawers is paired with dark worktops, a range style cooker and a stainless steel sink. A peninsular unit incorporates a breakfast bar and leads through to the utility area where further storage, laundry appliances and an external door add practicality.



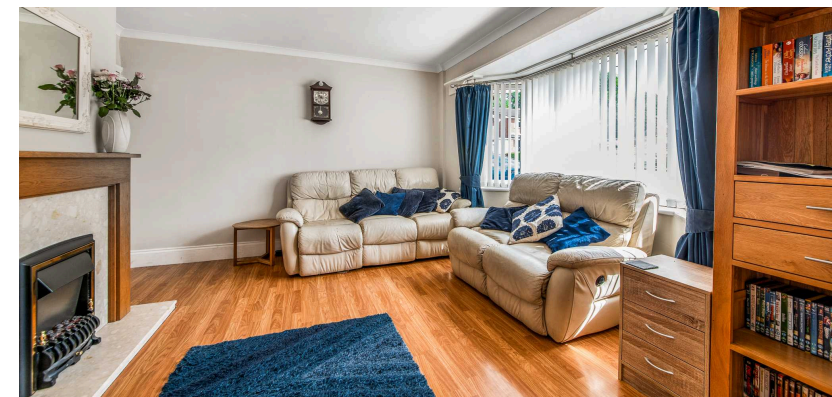
The dining room

Opening from the living room and kitchen, the dining room is arranged for family meals and entertaining. A set of glazed double doors connects the room to the conservatory and offers sightlines into the garden. Its position between the kitchen and living room makes serving food convenient and there is ample space for a table and chairs without compromising circulation.



The living room

The principal reception room at the front of the home provides a comfortable setting for relaxing or entertaining. A bay window spans the front wall and a feature fireplace with wooden surround and marble hearth forms a natural focal point. The generous proportions allow flexible seating arrangements and direct access to the hall for everyday convenience.





The conservatory

Set off the dining room, the conservatory offers a tranquil retreat for morning coffee or reading. Its octagonal design features glazed roof panels and wraparound windows, providing a panoramic aspect of the garden. A tiled floor ensures durability and French doors open onto the terrace to extend the living space outdoors.



The office

The ground floor study adds welcome flexibility, doubling as a guest bedroom if required. A wide front window overlooks the frontage and a bank of wardrobes provides useful storage. Its proximity to the shower room means the room functions equally well for visitors or working from home.



The shower room

Serving the ground floor, the shower room is finished in neutral tones for a fresh feel. A quadrant enclosure with sliding glass doors sits alongside a contemporary WC and vanity basin. The walls are tiled to mid-height and a chrome heated towel rail provides warmth and convenience.



The primary bedroom

The main bedroom spans the front of the property on the first floor and provides a peaceful retreat. Double wardrobes with louvred doors offer extensive storage without intruding on the floor area. The room is well sized for a double bed and looks over the front aspect through a large window.



The second bedroom

The second bedroom lies at the front of the home and would suit a child or guest. It has ample room for a single bed and benefits from a built-in wardrobe, with a window overlooking the street. Neutral decor makes it easy to personalise.



The third bedroom

Looking out over the rear garden, the third bedroom accommodates a double bed and furniture with ease. A useful cupboard is set into the wall for additional storage



The fourth bedroom

The fourth bedroom is a single room at the rear, perfect for a young child or as a quiet study. It has a window overlooking the garden and benefits from a built-in wardrobe, helping to maximise the available floor space. The room can readily adapt to changing household needs.



The bathroom

The first floor bathroom features a white suite comprising a panelled bath with electric shower over, a wash hand basin set into a vanity unit and a WC. Fully tiled walls and an obscure glazed window create a bright yet private space that serves the upstairs bedrooms.



The terrace and garden

The garden has been landscaped to provide both entertaining space and greenery. A broad paved terrace spans the rear of the home and is flanked by raised beds filled with shrubs and herbs, while a mature tree adds shade. Steps lead down to a level lawn enclosed by fencing and a brick wall, creating a secure and private setting with a gate to the front.



The driveway and parking

Positioned on a corner plot, the property benefits from a generous block paved driveway that can accommodate several vehicles. The drive leads to a recently constructed attached garage with a roller door, offering secure parking and storage. A small lawn and planted borders soften the frontage and a gate to the side provides access to the rear garden.

Location

Crabbs Cross is a popular residential area on the outskirts of Redditch that offers a blend of suburban tranquillity and convenient amenities. Local shops and services can be found within a short distance and the wider town centre is easily accessible for a broader range of retail and leisure facilities. Families appreciate the proximity of well regarded primary and secondary schools, while open spaces such as Morton Stanley Park provide opportunities for recreation. Road links connect the area to the surrounding countryside and neighbouring towns, making this an appealing location for commuting and family life.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 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

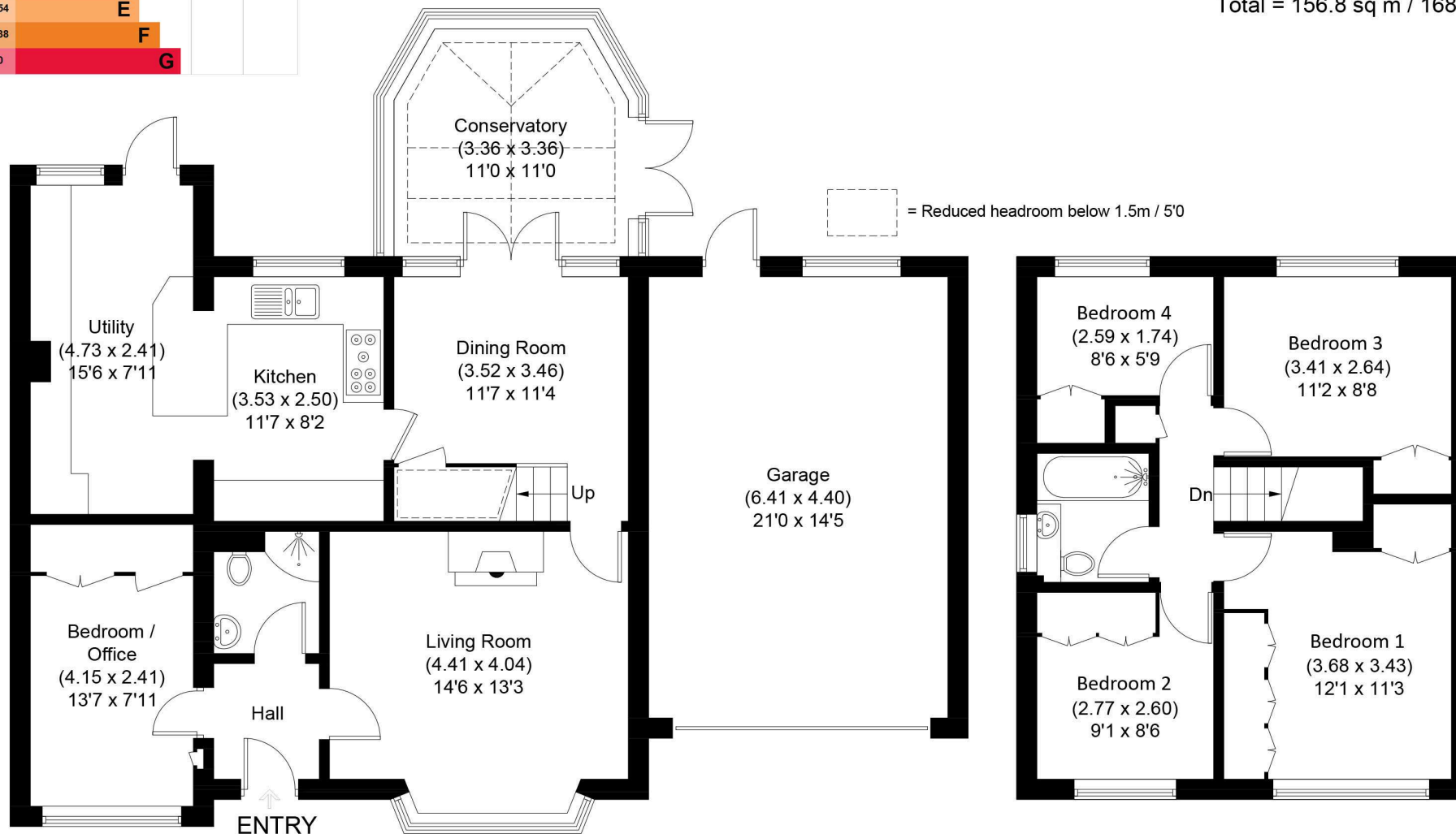
The Council Tax for this property is Band D.



Campden Close

Approximate Gross Internal Area
 Ground Floor = 83.0 sq m / 893 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Total = 156.8 sq m / 1687 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com