



Belmont Close, Redditch, B97 5AW

Guide price £750,000


KING
HOMES

**** Five Bedrooms ** LARGE SELF CONTAINED GRANNY FLAT ** Multiple Reception Rooms ** Home Office ** Detached Double Garage ** Substantial Driveway Parking ** Generous Private Gardens **** A substantial five-bedroom executive family home in a quiet Headless Cross cul-de-sac, including a self-contained granny flat. Set back from the road, behind electric gates the property features a large single garage and extensive driveway parking. The ground floor offers multiple reception rooms, including a living room, dining room and conservatory, alongside a neutral-toned kitchen/breakfast room with integrated appliances, a practical peninsula, ample storage and generous food preparation surfaces, with bifold doors connecting the kitchen and living areas to the conservatory to create a bright, flowing space. The granny flat and dual-access office provide flexible options for extended family, guests or home working. Upstairs, the principal suite enjoys a dressing room and en-suite, with three further bedrooms and a family bathroom. Externally, the landscaped rear garden features a large block-paved patio, gravelled seating area, generous lawn and mature greenery to the borders.



This substantial executive family home occupies a highly desirable position within a quiet cul-de-sac in Headless Cross. The property offers a superb balance of space and flexibility, comprising five bedrooms in total, including a self-contained granny flat, and a variety of versatile living and working areas.

Approaching the property, the electric gated entrance and set-back position create a strong sense of arrival. The frontage features a double garage and two distinct driveways either side of the garage, providing extensive off-road parking for the main house and annexe. A wide gate to the side of the property offers convenient access, ideal for bringing in a vehicle such as a motorhome. The generous lawned foregarden, fully enclosed by fencing, completes the welcoming and secure exterior.

Inside, the ground floor provides a range of adaptable living spaces designed for modern family life. The main living room is spacious and inviting, complemented by a separate dining room, which could also be used as an additional sitting room, and a bright conservatory overlooking the rear garden. Both the living room and kitchen/breakfast room benefit from bifold doors opening into the conservatory, creating a sense of flow, light, and connectivity between the rooms.

The kitchen/breakfast room is finished in neutral tones and features integrated appliances. A practical peninsula extends from the main run of units into the room, providing additional worktop space and storage. The kitchen offers ample storage and generous food preparation surfaces, with space for a dining table, making it a perfect hub for everyday family life.

A standout feature is the self-contained granny flat, offering its own entrance, generous living room with doors opening to the rear garden, kitchen, large double bedroom with ample fitted wardrobes and shower room. Additionally, a fantastic versatile office is accessible either from the main hall or directly from the granny flat, offering excellent flexibility for working from home or multi-generational use.

The first floor continues to impress with four well-proportioned bedrooms. The principal suite includes a

dressings room and en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a family bathroom and arranged around a central landing for excellent separation of living and sleeping areas.

The landscaped rear garden offers a variety of outdoor spaces for family life and entertaining. A large block-paved patio and gravelled area provide ideal seating zones, while a generous lawn creates space for recreation. Established greenery to the borders adds privacy and a sense of seclusion, completing this delightful outdoor retreat.

Porch

Hall

Kitchen/Breakfast Room 13'9" x 16'3" (4.21m x 4.96m)

Dining Room 11'5" x 14'1" (3.49m x 4.31m)

Living Room 19'0" x 12'6" (5.81m x 3.83m)

Conservatory 10'5" x 18'5" (3.19m x 5.63m)

Office 10'4" x 9'6" (3.16m x 2.91m)

Granny Flat Entrance

Living Room 13'9" x 17'1" (4.21m x 5.22m)

Kitchen 7'10" x 9'6" (2.40m x 2.91m)

Shower Room

Bedroom 14'7" x 11'10" (4.47m x 3.61m)

Landing

Master Bedroom 16'8" x 9'10" (5.09m x 3.00m)

Dressing Room 8'9" x 6'11" (2.67m x 2.12m)

En-suite Shower Room 11'9" x 4'8" (3.59m x 1.44m)

Bedroom 2 11'1" x 9'6" (3.40m x 2.91m)

Bedroom 3 8'2" x 9'6" (2.49m x 2.91m)

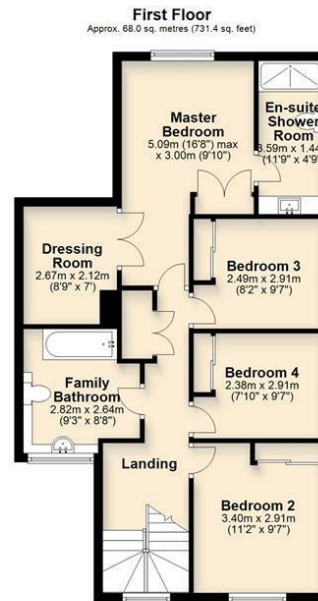
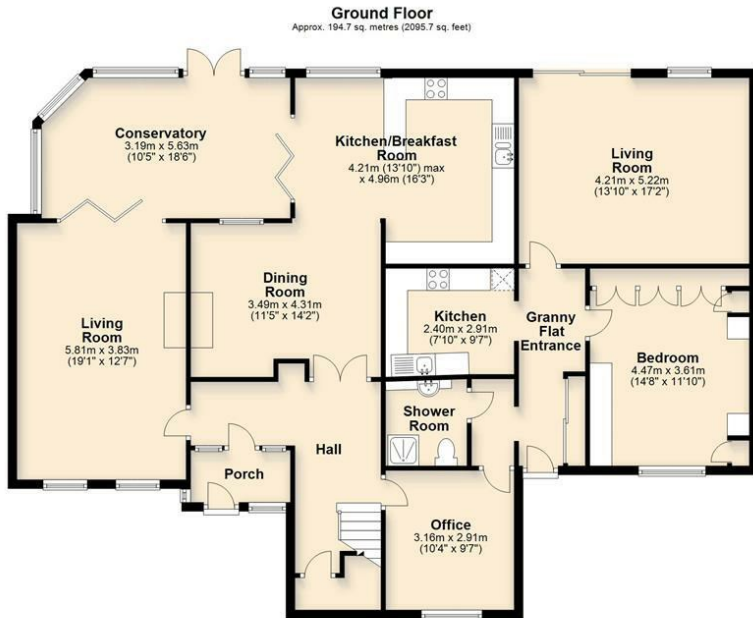
Bedroom 4 7'9" x 9'6" (2.38m x 2.91m)

Family Bathroom 9'3" x 8'7" (2.82m x 2.64m)

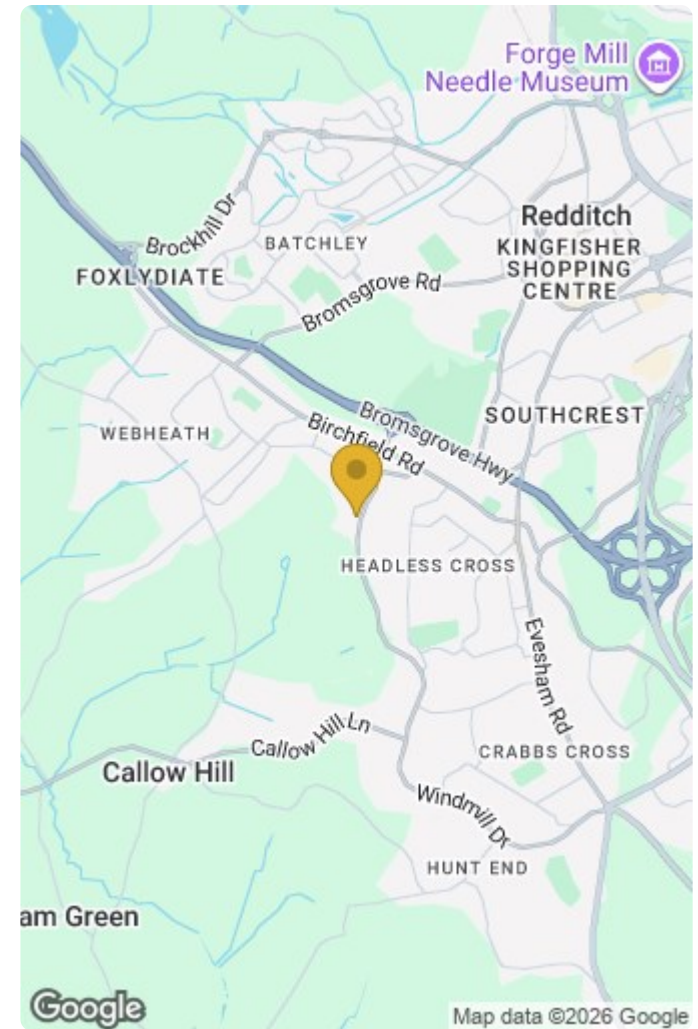
Garage 18'0" x 19'2" (5.50m x 5.85m)







Total area: approx. 262.7 sq. metres (2827.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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