



## 18 Northfield Close

Redditch, B98 9NJ

Andrew Grant

# 18 Northfield Close

Redditch, B98 9NJ

**3 Bedrooms   1 Bathroom   2 Reception Rooms**

Extended semi-detached home with versatile garden room, garden and parking in a quiet cul de sac near amenities.

- An extended semi-detached home with flexible ground floor space and three bedrooms upstairs
- Impressive garden room across the rear with French doors, Velux windows and connection to the kitchen
- Enclosed rear garden with lawn, planted borders and a paved terrace for outdoor dining
- Tarmac driveway parking for two cars with gated access to the garden.
- Cul de sac setting within easy reach of shops, schools, transport links and green spaces

Situated on a peaceful residential close, this well presented semi-detached home has been extended to provide flexible living space. A bay fronted living room leads through to a fitted kitchen and an impressive garden room that opens onto the garden. Upstairs there are three bedrooms and a family bathroom. Outside is a generous lawned garden, while a driveway provides ample parking with access to the garden. The home enjoys a convenient position within reach of local amenities, schools and transport links.

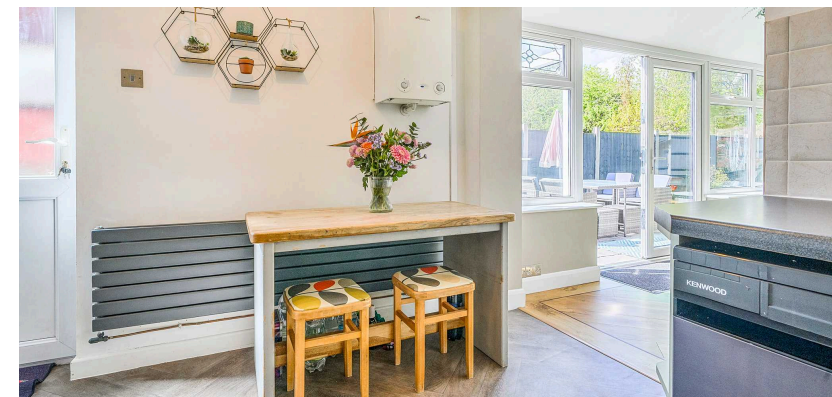
940 sq ft (87.3 sq m)





## The kitchen

As the practical hub of the home, the kitchen offers a U shaped layout for everyday cooking. Fitted cabinets with work surfaces incorporate a cooker with extractor and a stainless steel sink set beneath a wide opening. An opening connects to the garden room and a door leads back to the living room.





## The living room

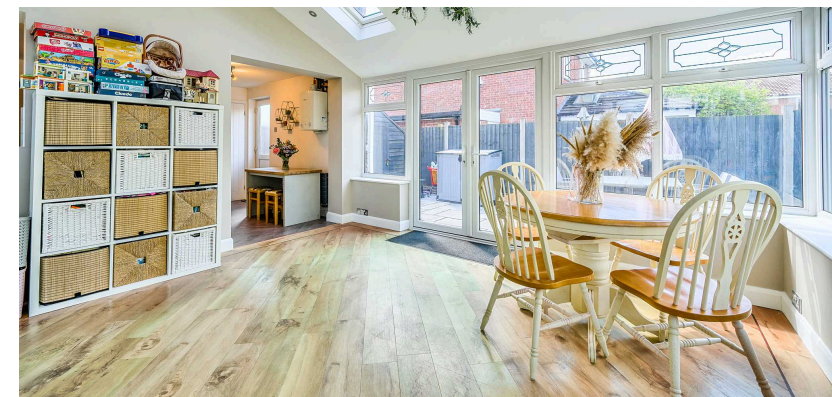
Enjoying a bay front aspect, the living room provides a comfortable setting for everyday living and entertaining. A decorative fireplace with an ornate surround forms the main feature. The bay window looks over the front garden and a glazed door leads back to the hallway, while a second doorway connects to the kitchen and the staircase rises to the first floor.





## The garden room

Extending across the rear, the garden room provides a versatile additional living area for dining or relaxing. It is lined with windows, has Velux windows overhead and double doors that open to the patio. This spacious room connects directly to the kitchen, allowing an easy flow to the garden in warmer months.





## The primary bedroom

Providing a well proportioned double room, the primary bedroom sits at the front of the home. A wide window faces the street and built in wardrobes provide useful storage. This room is accessed from the landing close to the bathroom.



## The second bedroom

This cosy double bedroom overlooks the rear garden and offers useful accommodation for family or guests. A rear facing window provides outlook and there is space for freestanding furniture. The room could equally serve as a study or hobby space.



## The third bedroom

Ideal as a child's room or home office, the third bedroom has a window to the rear aspect. It is a compact single room that sits alongside the other bedrooms on the landing.



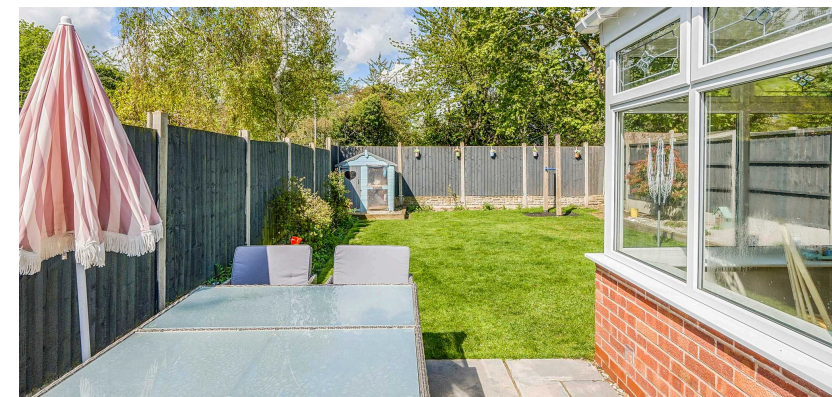
## The bathroom

Appointed with a modern white suite, the bathroom features a panelled bath with shower over and glass screen, a vanity unit with inset basin and storage, mirrored wall cabinets and a concealed cistern WC. Contemporary tiling finishes the room.



## The garden

To the rear, the garden provides a generous enclosed lawn bordered by fencing. Raised beds and gravelled areas with planting add interest and a paved terrace adjoins the garden room offering an area for outdoor dining and seating.





## The driveway and parking

A tarmac driveway at the front provides off road parking for two cars and gives access to a gated entrance to the garden. A neatly tended front lawn with planted borders adds kerb appeal.

## Location

Northfield Close enjoys a sought after setting within a quiet residential cul de sac in Redditch. The area is well served by everyday amenities including shops, supermarkets and healthcare facilities, while parks and green spaces provide opportunities for leisure and recreation. Schools for all ages are within reach together with road and public transport links offering straightforward access to Redditch town centre, Birmingham and the wider Midlands. Nearby road connections include the A435 and M42, making commuting further afield straightforward.

## 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 C.



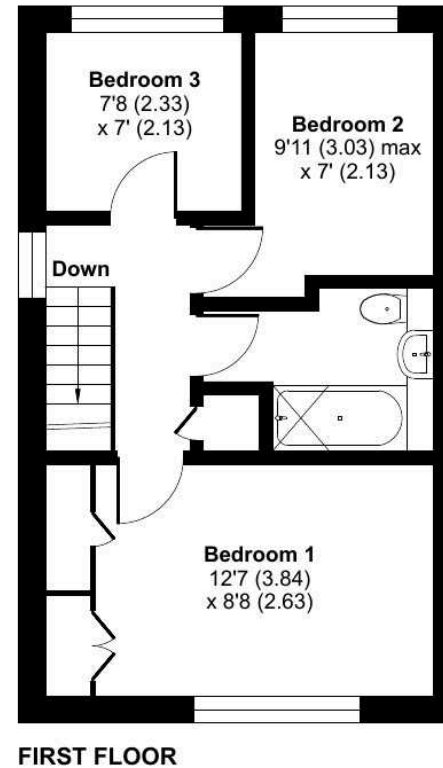
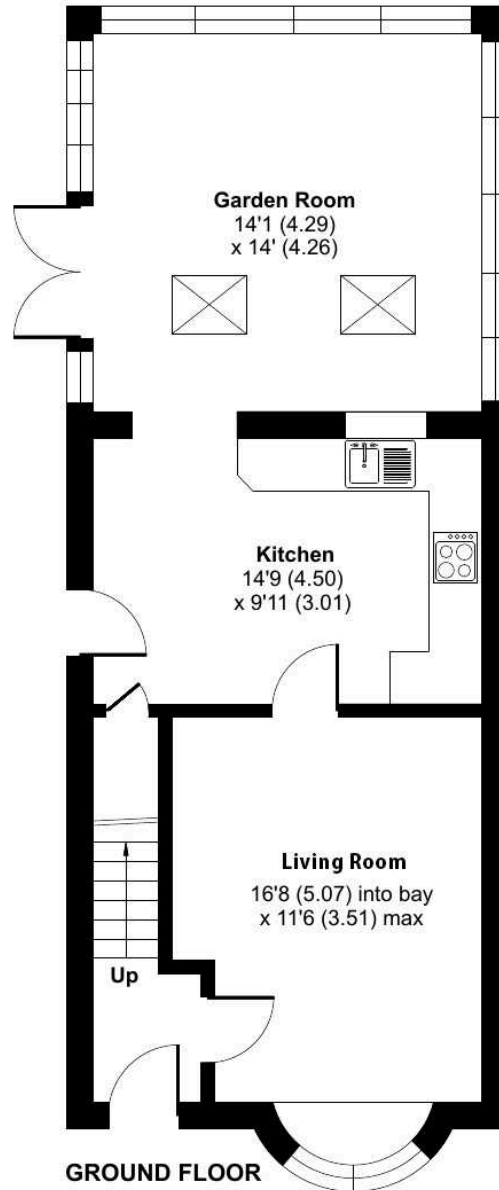
# Northfield Close, Redditch, B98

Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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: 1441067



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)