



45 ODELL STREET, REDDITCH, B97 6RY
OFFERS IN EXCESS OF £460,000

BUILT IN 2020 - THIS STUNNING, 4 BEDROOM DETACHED HOME WITH GARAGE & DRIVEWAY, OFFERS AMPLE LIVING SPACE WITH MODERN ACCOMODATION THROUGHOUT AND HAS BEEN LOVINGLY MAINTAINED BY THE CURRENT OWNERS!!

Set in the convenient location of Enfield, this executive style home has entrance hallway, living room with bay window, a spacious and well thought out kitchen diner featuring integrated appliances and ample socialising space with doors leading out to the rear garden, a practical guest WC combined with utility and a study. The first floor offers a principle bedroom with a further bay window, built in wardrobe storage and en-suite shower room, along with three further double bedrooms and a family bathroom. To the rear is a tiered garden which has a patio area at the bottom with steps leading to the higher tier that offers a stoned/chipped area for a low maintenance space, along with a decked area and storage shed. At the side of the property is a garage with up and over door and a tandem length driveway complete with EV charger

EPC- B
Council Tax- E
Tenure- Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these detail



Front/Driveway

The property is approached by a front garden with pathway leading to the front door along with a tandem length driveway to the side leading to the garage



Entrance hallway

With stairs to the first floor landing and doors leading to all ground floor rooms, along with under stairs storage cupboard

Kitchen Diner

25'1" max x 10'3" max (7.67 max x 3.14 max)

With an array of base, wall & tall units, integrated fridge freezer and dishwasher, gas hob and double oven, dining area and doors leading out to the rear garden



Living Room

17'3" max x 11'6" max (5.27 max x 3.52 max)

With bay window feature and double doors opening into the kitchen diner



Office

7'6" max x 6'6" max (2.31 max x 2.00 max)

With front window aspect



Guest WC/Utility

6'10" max x 5'9" max (2.09 max x 1.76 max)

With basin and WC and built in storage along with space for free standing appliance



Landing

With access doors into all rooms on the first floor

Bedroom One

16'4" max x 11'8" max (4.99 max x 3.56 max)

With bay window feature, built in wardrobes and door leading in to the en-suite



En-suite

6'9" max x 5'0" max (2.08 max x 1.54 max)

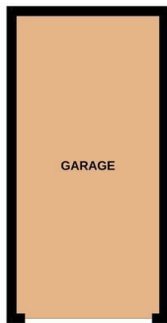
With basin, WC and shower enclosure



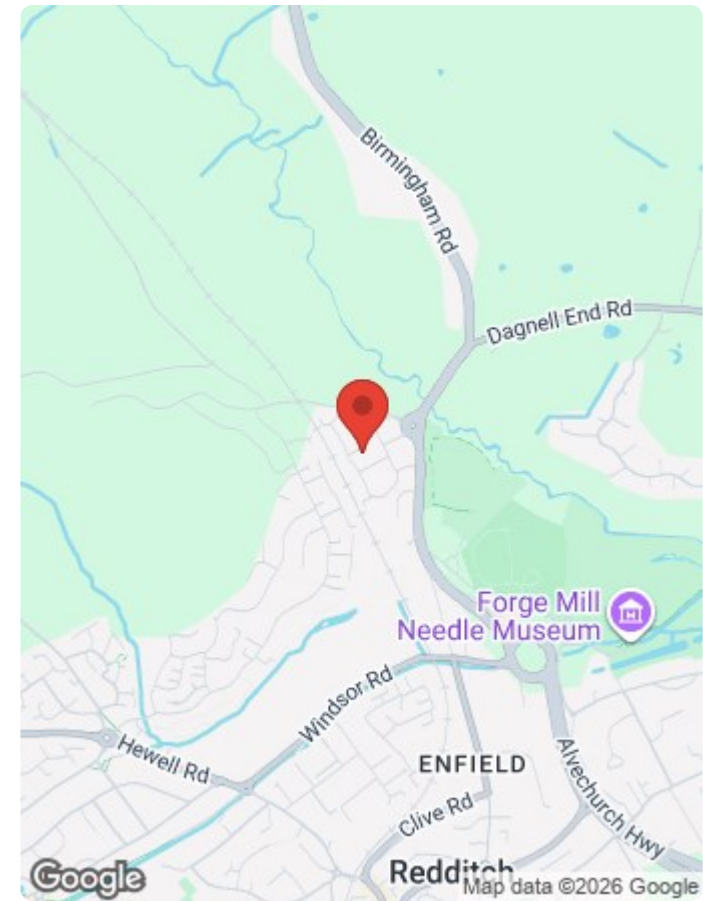
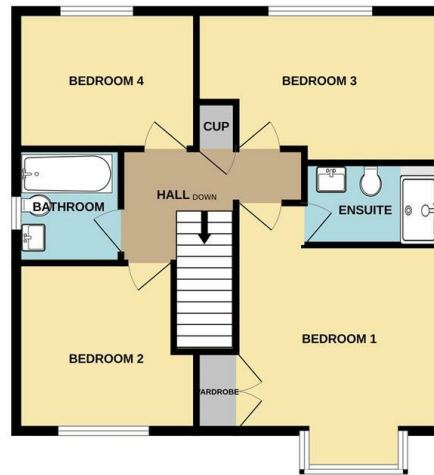
Laundry
the never ending story



GROUND FLOOR

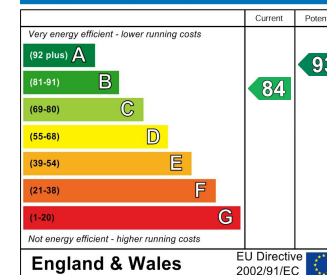


1ST FLOOR

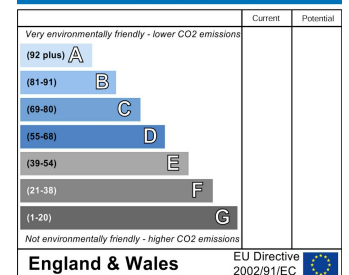


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533**

www.vizorestates.com