



**Belbroughton Close, Redditch, B98 7NH**

**Guide price £190,000**

**KING**  
HOMES

**\*NO CHAIN\*** A well-presented three-bedroom home finished to a good modern standard and decorated throughout in neutral tones. The property offers a spacious living room with double doors leading into a separate dining room, a well-appointed kitchen, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing a practical and balanced layout ideal for modern living. Recently rewired throughout with a new fuse board installed, the property offers added peace of mind for prospective buyers. Externally, the fully enclosed rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining. The garden enjoys a private aspect backing onto Lodge Pool, adding to the overall appeal.



This well-presented three-bedroom home is finished to a good modern standard and decorated throughout in neutral tones, creating a bright and contemporary feel.

The property opens into a welcoming entrance hall with a convenient ground floor WC. To the front is a spacious and light-filled living room, offering an excellent setting for both relaxing and entertaining. Double doors lead through to a separate dining room, providing flexibility between open-plan flow and more defined living spaces. The dining room is well positioned for everyday use and social occasions, with easy access to the kitchen.

The kitchen is thoughtfully laid out with ample worktop and storage space, recently refitted with a modern oven, hob, and integrated fridge freezer, combining practicality with a clean, contemporary finish that complements the rest of the home.

There are three well-proportioned bedrooms. The principal bedroom provides comfortable accommodation for a double bed and additional furnishings, while the second bedroom is also a generous double. The third bedroom offers versatility and can easily be adapted as a home office, nursery or dressing room.

A family bathroom serves the bedrooms, completing the internal accommodation.

Externally, the rear garden is fully enclosed by fencing, providing a good degree of privacy. It is mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining.

Overall, this is a stylish and well-maintained home with a balanced layout and modern décor throughout.

#### Hall

**Kitchen** 10'11" x 8'11" (3.35m x 2.72m)

**Dining Room** 10'7" x 9'8" (3.24m x 2.95m)

**Living Room** 12'7" x 15'10" (3.85m x 4.85m)

#### W.C

#### Landing

**Bedroom 1** 10'11" x 9'4" (3.35m x 2.85m)

**Bedroom 2** 12'7" x 9'3" (3.85m x 2.83m)

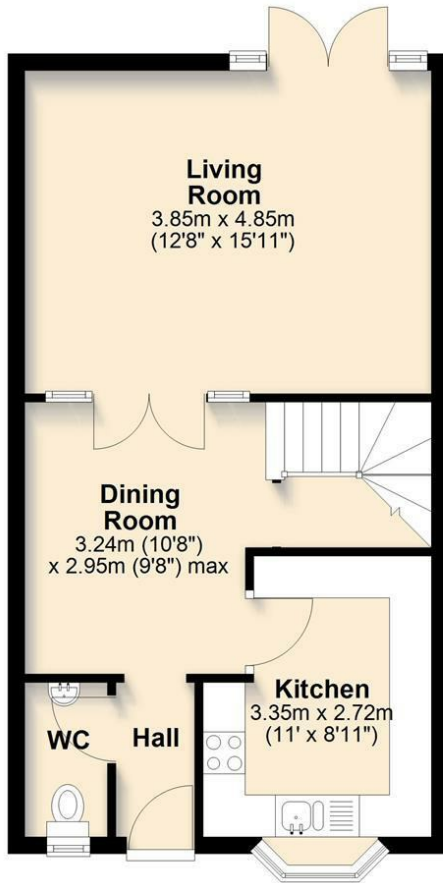
**Bedroom 3** 12'7" x 6'3" (3.85m x 1.91m)





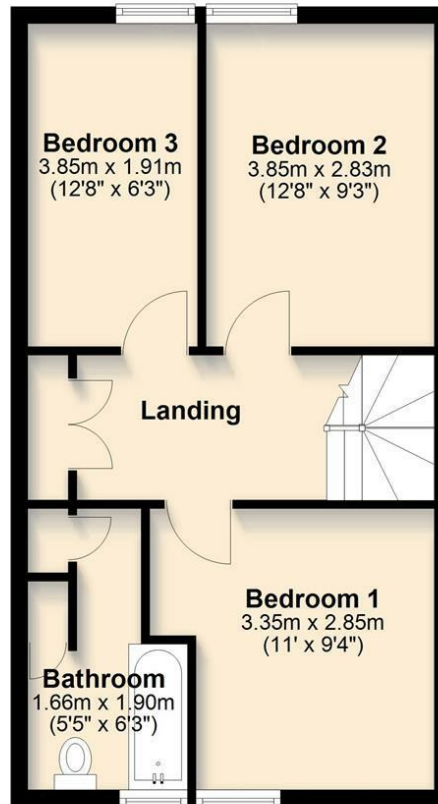
## Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)

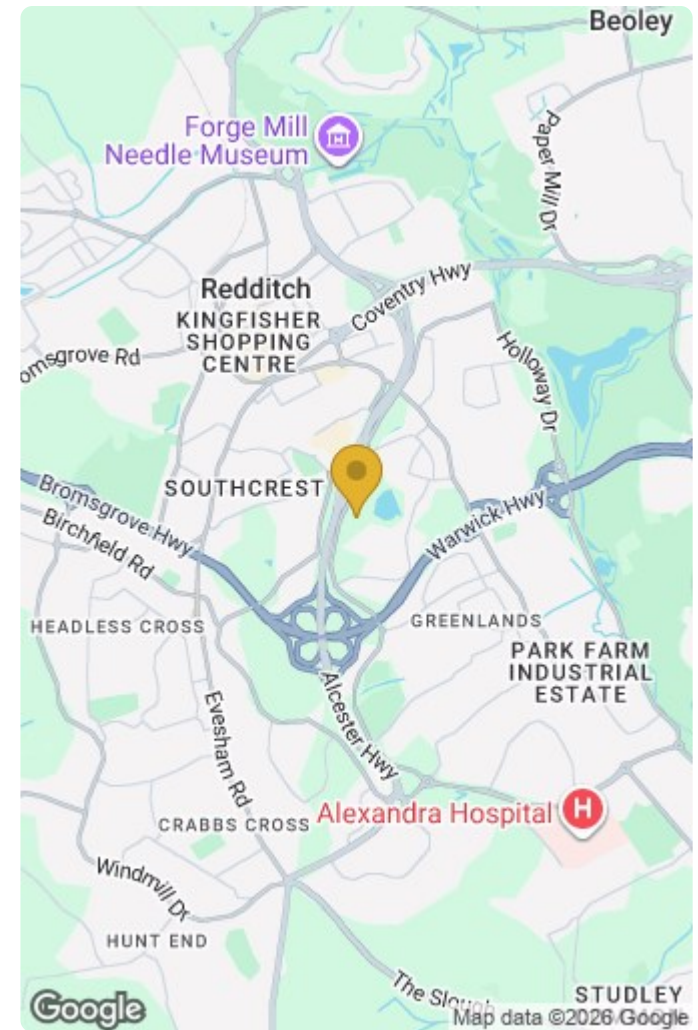


## First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.8 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		71	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	