

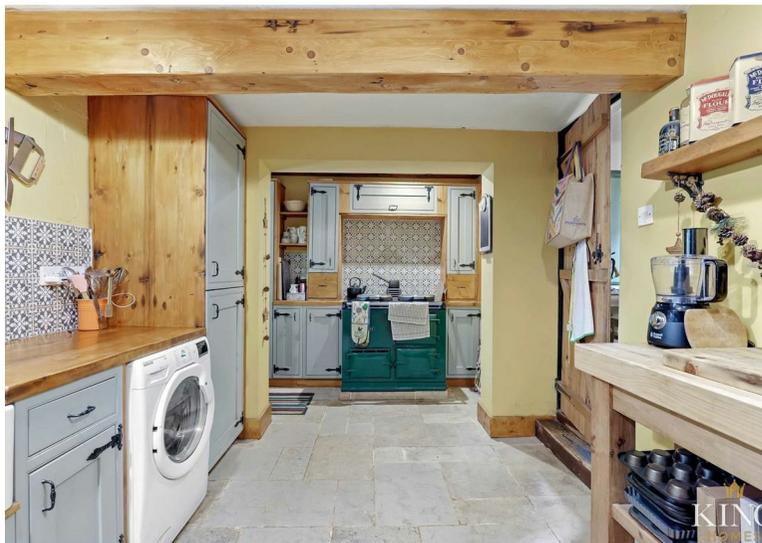


Mount Pleasant, Redditch, B97 4JH

Offers over £275,000



**** Three Bedroom Detached ** 4 RECEPTION ROOMS **** This beautifully extended three/four bedroom detached home in the sought-after Southcrest area of Redditch blends character features with modern touches and is ideally located within walking distance of the town centre and transport links. The spacious layout includes a cosy lounge with feature fireplace, a traditional-style kitchen with Belfast sink and range-style cooker space, a generous family room, light-filled conservatory, and a separate utility. Upstairs offers a principal bedroom with built-in wardrobes and walk-through dressing area, two further well-proportioned bedrooms, plus a handy study/potential bedroom and a stylish family bathroom with roll-top bath. Finished with a landscaped, low-maintenance garden and off-road parking, this is a versatile and welcoming home perfect for modern family life.



On the ground floor, the accommodation begins with a welcoming dining area, where stairs lead to the first floor and a door opens into the cosy living room, complete with a charming feature fireplace. The kitchen has been thoughtfully designed in a traditional style, featuring a Belfast sink, fitted units, integrated appliances, and space for a range-style cooker. Flowing naturally from the kitchen is a generous family room, ideal for everyday living and entertaining, while a separate utility room adds practicality.

To the rear, the conservatory offers a peaceful connection to the garden and a flexible space that can be enjoyed throughout the year.

Upstairs, the principal bedroom is spacious and benefits from built-in wardrobes and a separate dressing room. There are three further well-proportioned bedrooms, along with a stylish family bathroom fitted with a freestanding roll-top bath, wash basin and WC.

Outside, the property offers off-road parking to the front and gated access to the rear. The garden has been thoughtfully landscaped to provide a low-maintenance and private setting, with a large decked seating area, steps down to a gravelled section, and established shrubbery creating a natural, leafy backdrop.

The location is ideal for families and commuters alike, with easy access to the town's bus and train stations, motorway links (M42 junctions 2 & 3), and a wide range of local amenities including the Kingfisher Shopping Centre, schools, parks, and leisure facilities.

This is a characterful and flexible home in a sought-after residential area, offering space both inside and out, and a layout suited to modern family living.

Dining Room	13'0" x 11'0" (3.97m x 3.36m)
Living Room	11'1" x 11'0" (3.38m x 3.36m)
Kitchen	17'6" x 8'11" (5.35m x 2.72m)
Utility	4'9" x 5'4" (1.47m x 1.63m)
Family Room	22'8" x 6'11" (6.92m x 2.11m)
Conservatory	15'11" x 12'5" (4.86m x 3.81m)

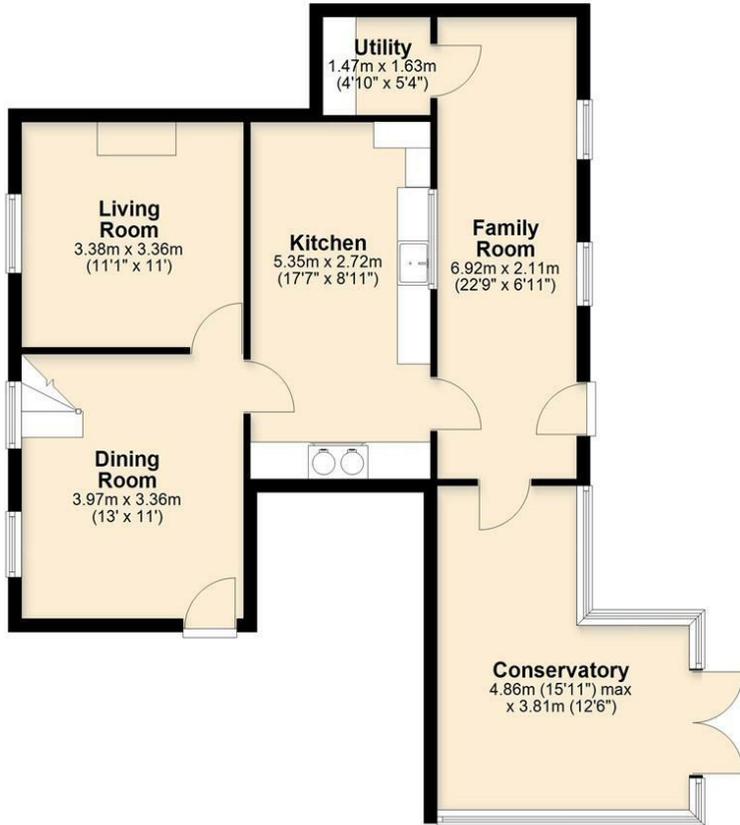
Landing	
Bedroom 1	20'9" x 7'5" (6.33m x 2.28m)
Dressing Room	
Bedroom 2	9'10" x 11'0" (3.01m x 3.36m)
Bedroom 3	9'11" x 11'0" (3.03m x 3.36m)
Study/potential bedroom 4	15'0" x 8'11" (4.59m x 2.72m)
Bathroom	9'1" x 5'11" (2.77m x 1.82m)





Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)

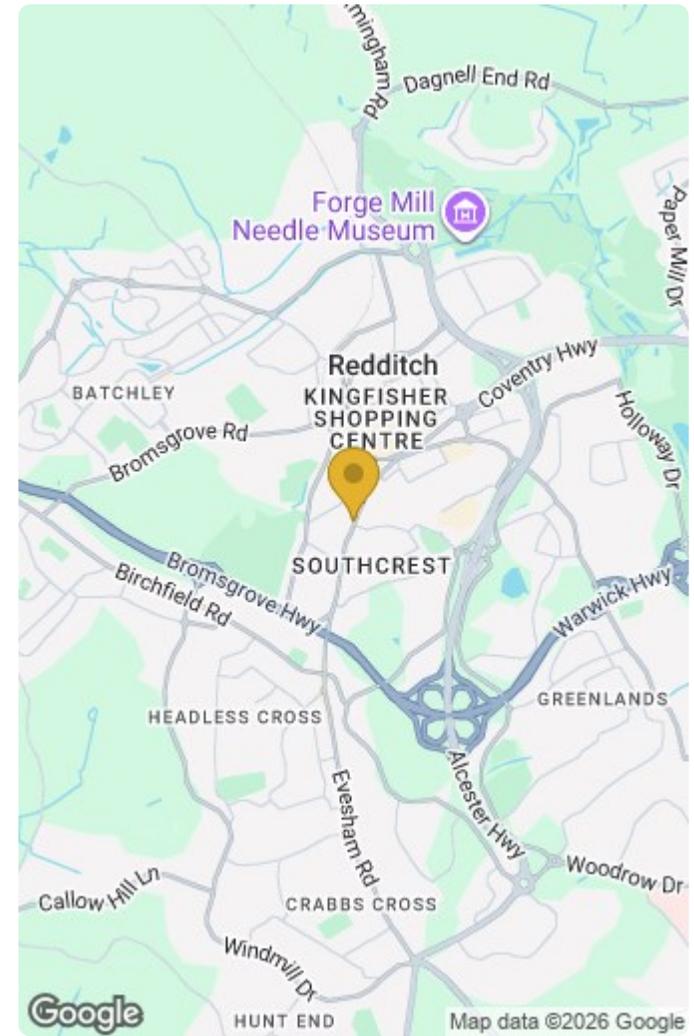


First Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 132.2 sq. metres (1423.0 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	