



Clent Avenue, Redditch, B97 5HH

Offers over £310,000


KING
HOMES

**** Three Bedrooms ** Semi-Detached ** Driveway Parking ** Double Garage **** A spacious three-bedroom home located in a quiet cul-de-sac, offering spacious living spaces. The ground floor includes a bright living room with bay window and feature fireplace, separate dining room with doors to the garden, a fitted kitchen, a versatile conservatory, and a ground floor WC. Upstairs, there are three well proportioned bedrooms, and a family bathroom. The property also benefits from a large double garage, driveway parking, and a private, low-maintenance rear garden. Conveniently located for the town centre, motorway links, and public transport.



Situated in a quiet cul-de-sac with excellent access to the town centre, motorway links, and public transport, this well-proportioned home offers flexible accommodation over two floors, along with a garage and driveway parking.

The property is approached via a large block-paved driveway leading to a spacious double garage, with steps rising to the front door.

You enter into a welcoming porch which leads to a hall, then onto a bright living room featuring an attractive bay window to the front and a charming fireplace with a log burner set within a brick surround. There is also a separate dining area with doors opening onto the rear garden, and a well-positioned kitchen fitted with a wide array of wall and base units, with windows looking out to the rear garden. The kitchen also provides access to a rear conservatory — a versatile space to suit a variety of needs. A convenient ground floor WC adds to the practicality.

Upstairs, there are three bedrooms, including a generous main bedroom with a bay window to the front, a second comfortable double, and a versatile third room. A centrally located bathroom completes the first floor.

Externally, the property benefits from a large double garage, offering excellent storage, along with a generously sized driveway to the front. To the rear is a delightful and private garden — low-maintenance with a combination of paving and gravel, fully enclosed by fencing, softened with touches of greenery.

Tenure: Leasehold – peppercorn lease (ground rent £4 a year, 911 years remaining on lease).

Porch	3'8" x 6'3" (1.14m x 1.91m)
Hall	
Living Room	15'4" x 12'9" (4.69m x 3.90m)
Dining Room	11'7" x 9'1" (3.54m x 2.77m)
Kitchen	7'6" x 12'5" (2.30m x 3.79m)
Conservatory	5'10" x 8'5" (1.79m x 2.59m)
W.C	5'6" x 2'9" (1.69m x 0.85m)

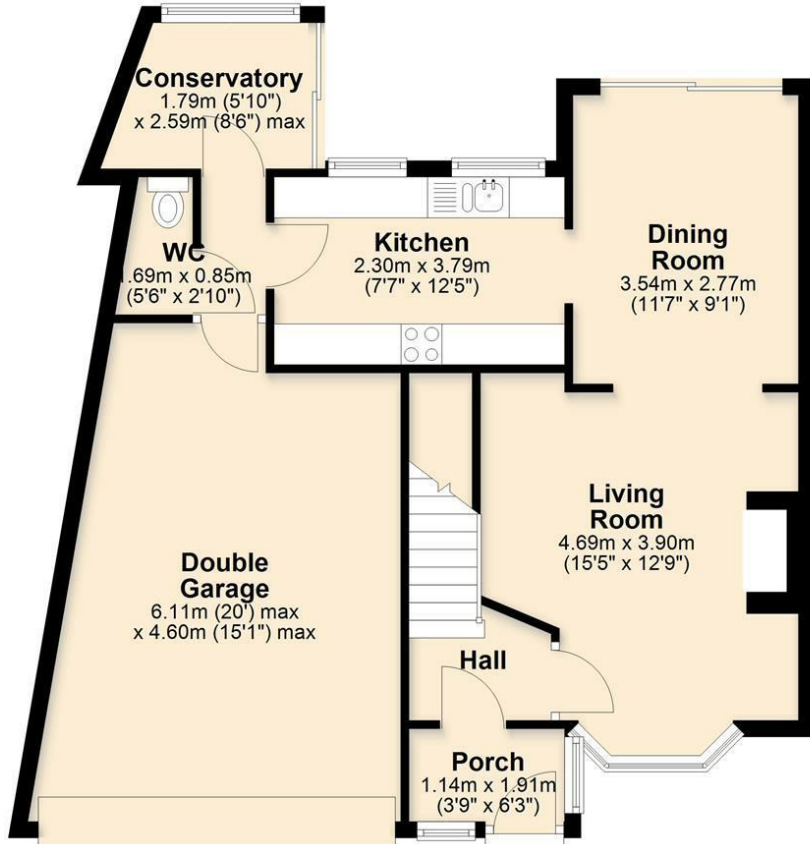
Landing	
Bedroom 1	12'11" x 9'7" (3.94m x 2.94m)
Bedroom 2	11'5" x 9'3" (3.50m x 2.84m)
Bedroom 3	6'11" x 5'8" (2.12m x 1.74m)
Bathroom	7'8" x 5'9" (2.34m x 1.76m)
Double Garage	20'0" x 15'1" (6.11m x 4.60m)





Ground Floor

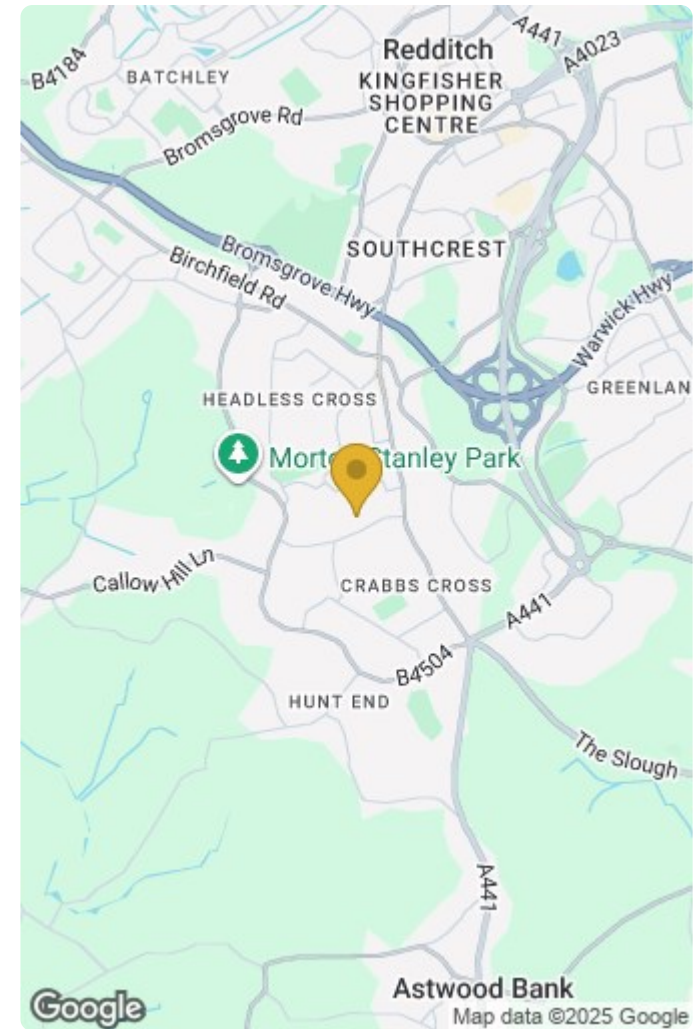
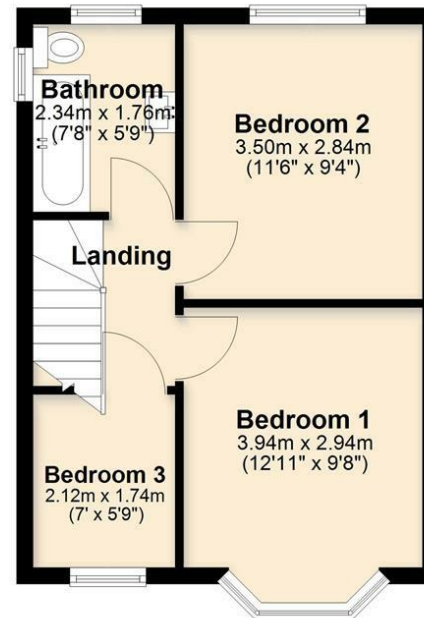
Approx. 73.4 sq. metres (789.9 sq. feet)



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)

First Floor

Approx. 32.2 sq. metres (346.6 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	