



Epworth House

60 Rectory Road, Redditch, B97 4LL

Andrew Grant

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5 Bedrooms 1 Bathroom 3 Reception Rooms

A substantial period home arranged over three storeys with character interiors, five double bedrooms, generous reception space and a mature garden.

- An impressive family home arranged over three floors offering three generous reception rooms and five double bedrooms.
- Period fireplaces and bay windows feature throughout.
- The established rear garden includes lawns, a summerhouse, a green house, a wood built potting shed and vegetable beds.
- Off-road parking for two cars lies to the front.
- The property sits on a sought-after residential road convenient for amenities.

This sizeable Edwardian style property provides versatile living space across three floors including three reception rooms, complemented by a cloakroom off the hallway, five sizeable bedrooms and a kitchen with scope for extension into the adjoining utility and outbuildings. A large feature window with stained glass design is positioned on the first floor landing and character details such as fireplaces, bay windows and high ceilings are complemented by a long rear garden with lawn, patio, vegetable plots and a summerhouse. There is off street parking at the front for two cars.

2359 sq ft (219.3 sq m)





The kitchen

Designed for everyday family cooking, the kitchen combines rustic cabinetry with granite work surfaces. A wide range style cooker sits beneath a tiled splashback and is flanked by wood fronted cupboards and glass fronted display cabinets. The terracotta tiled floor continues into a substantial pantry with additional storage and work space, while a cloakroom sits adjacent across the hallway.





The living room

Ideal for a formal living room or family gatherings, this room centres on a decorative cast-iron fireplace framed by an ornate wooden surround. At the front, a deep bay window with multi-pane glazing provides a lovely outlook and space for a seating area. High ceilings with coving and a picture rail add to the period feel and the room links directly to the hall.





The sitting room

Serving as an additional reception room, this inviting space features a handsome fireplace with carved timber mantel and tiled inserts. A large bay window enjoys views across the garden and floods the room with light, offering versatility as both a sitting room or dining room.



The study

Perfect for home working or reading, the study includes extensive fitted bookcases and cabinetry. A curved front window frames the street scene and allows space for a desk. Original details such as a picture rail and high ceiling add character while a door connects back to the hall.



The utility

Adjacent to the kitchen, the utility room provides additional preparation and storage space. It is equipped with a Belfast sink and granite work surface, glass-fronted wall cupboards and open shelving. Laundry appliances are included, plus second refrigerator and optional chest freezer.



The primary bedroom

Occupying the front of the first floor, the principal bedroom is a generously proportioned double room. A wide bay window offers far-reaching views and the high ceiling retains a picture rail. There is ample room for a variety of furniture arrangements.



The second bedroom

This double bedroom enjoys a pleasant outlook through a multi-pane window with deep sill. There is plenty of space for wardrobes and a dressing area and the high ceiling features a picture rail. Situated next to the bathroom, it would make an excellent guest room or additional family bedroom.



The third bedroom

Currently arranged as a bedroom with study area, this room includes two large windows with space for a desk and additional furnishings. Fitted bookshelves provide useful storage and there is room for a wardrobe, while the high ceiling maintains the property's period proportions.





The bathroom

The family bathroom is fully tiled and fitted with a panelled bath and electric shower over. A basin rests on an ornate cast-iron stand and a chrome heated towel rail sits adjacent. A separate WC off the landing provides additional convenience and both spaces have frosted windows for light and privacy.





The fourth and fifth bedroom

The two top-floor bedrooms offer flexible accommodation beneath sloping ceilings. One room includes a dormer window, exposed roof beams and has access to useful eaves storage, while the other has a dormer window overlooking the side of the home. Both are comfortable doubles and would suit guests, family or hobby use.





The garden

The long rear garden is a highlight of the property. Immediately outside the house is a paved terrace ideal for seating which leads onto a level lawn bounded by deep herbaceous borders and mature trees. A brick path winds through the garden past a timber summerhouse to a productive area with raised vegetable beds and a greenhouse. The garden also includes a wood built potting shed and brick built outhouses comprising a shed, workshop and garden lavatory. Fencing and established hedging provide a sense of privacy.





The driveway and parking

To the front of the house a driveway provides off-road parking for two cars, bordered by a planted shrub bed. The façade features attractive rendered and brick elevations with twin bay windows.

Location

Rectory Road is a well-regarded residential street within reach of Redditch town centre. The neighbourhood offers a mix of period and modern homes with a friendly community feel. Everyday amenities including shops, cafés and services are close at hand, and there are primary and secondary schools locally. Commuters benefit from road connections to the M42 and regular rail services from Redditch station. Green open spaces and countryside walks are also nearby.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 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 E.



Rectory Road

Approximate Gross Internal Area
 Ground Floor = 85.6 sq m / 921 sq ft
 First Floor = 76.6 sq m / 824 sq ft
 Second Floor = 46.3 sq m / 498 sq ft
 Outbuildings = 10.8 sq m / 116 sq ft
 Total = 219.3 sq m / 2359 sq ft

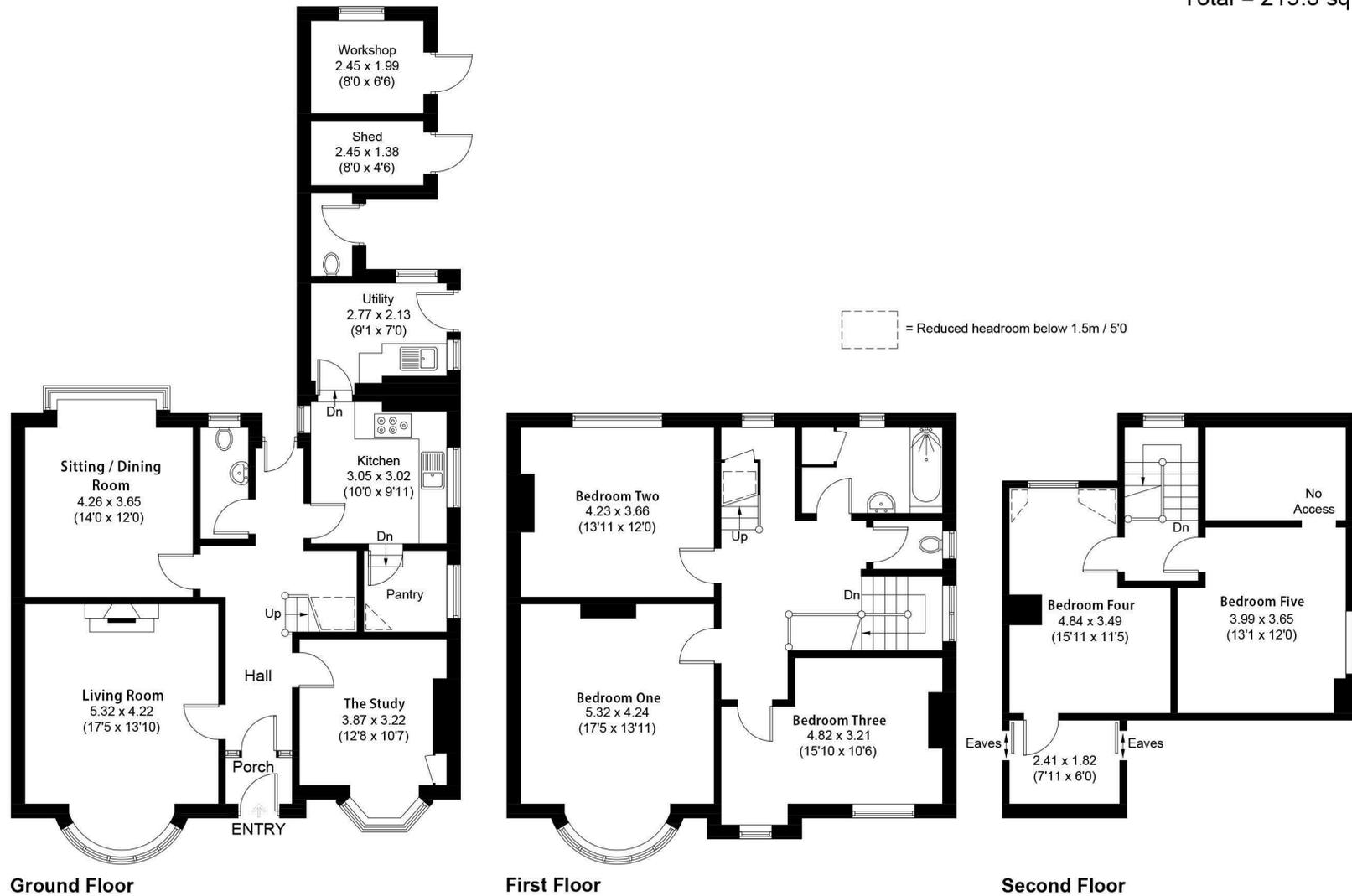


Illustration for identification purposes only, measurements are approximate, not to scale.



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