



**1 BISHOPSTONE CLOSE, REDDITCH, B98 0AT**  
**ASKING PRICE £350,000**



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AN EXCEPTIONAL, EXTENDED, MUCH IMPROVED FOUR BEDROOM SEMI-DETACHED HOME, ON A PLEASANT CORNER/END PLOT!!!

This simply stunning home has been lovingly improved over recent years by its current owner. What's on offer here is a beautifully presented, very spacious family home, comprising; living room, dining area, sun lounge, large breakfast kitchen (with Quartz worktops and breakfast seating area), utility & guest WC. The first floor offers an impressive main bedroom with stunning ensuite off, three further bathrooms and lovely main bathroom. There is a storage area (remainder of an adapted garage), driveway to the front and pleasant garden to the rear. Offered with no chain- Viewing is essential!!!

## Approach

Driveway leads up to the main front entrance via;

## Enclosed Entrance Porch

With inner door leading into;

## Entrance Hall

With stairs off to the first floor landing, door into;

## Living Room

14'11" max x 11'9" max (4.57m max x 3.60m max )

Leads open plan through to the dining area.

## Dining Area

10'4" max x 8'2" max (3.17m max x 2.49m max )

With door into the kitchen and bi-folding doors into;

## Sun Room

13'10" max x 10'3" max (4.23m max x 3.14m max )

With Skylight window, double doors opening out to the rear garden.

## Breakfast Kitchen

18'3" max x 12'7" max (5.58m max x 3.84m max )

With a contrasting Quartz worktop, integrated 5 ring gas hob, and double oven, centre island with matching Quartz worktop & overhang seating area. Door to storage cupboard, bi-folding doors out to the rear garden, door leading into;

## Utility

10'9" max x 7'0" max (3.29m max x 2.15m max )

This room incorporates a Guest WC. A wall mounted boiler and door leading to;

## Store

11'10" max x 7'4" max (3.61m max x 2.24m max)

This is the remaining section of an adapted garage- has an electric roller door.

## Landing

With doors leading off to;

## Bedroom One

16'7" max x 10'11" max (5.06m max x 3.34m max )

With fitted wardrobe, door into;

## Ensuite

10'9" max x 6'3" max (3.29m max x 1.93m max )

With large shower cubicle, stand alone bath, low level wc and vanity unit wash basin.

## Bedroom Two

12'10" (not inc' wards) x 8'0" (3.93m (not inc' wards) x 2.46m )

With built-in wardrobes with sliding doors.

## Bedroom Three

10'6" max x 8'3" max (3.21m max x 2.52m max)

With door to a built-in cupboard.

## Bedroom Four

9'8" max x 6'5" max (2.95m max x 1.97m max )

This room incorporates the stairwell/boxing.

## Bathroom

7'4" max x 6'4" max (2.24m max x 1.94m max )

With low level wc, bath, vanity unit wash basin, heated towel rail.

## Rear Garden

With side gate access, paved patio area, lawn and side gate access.



GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



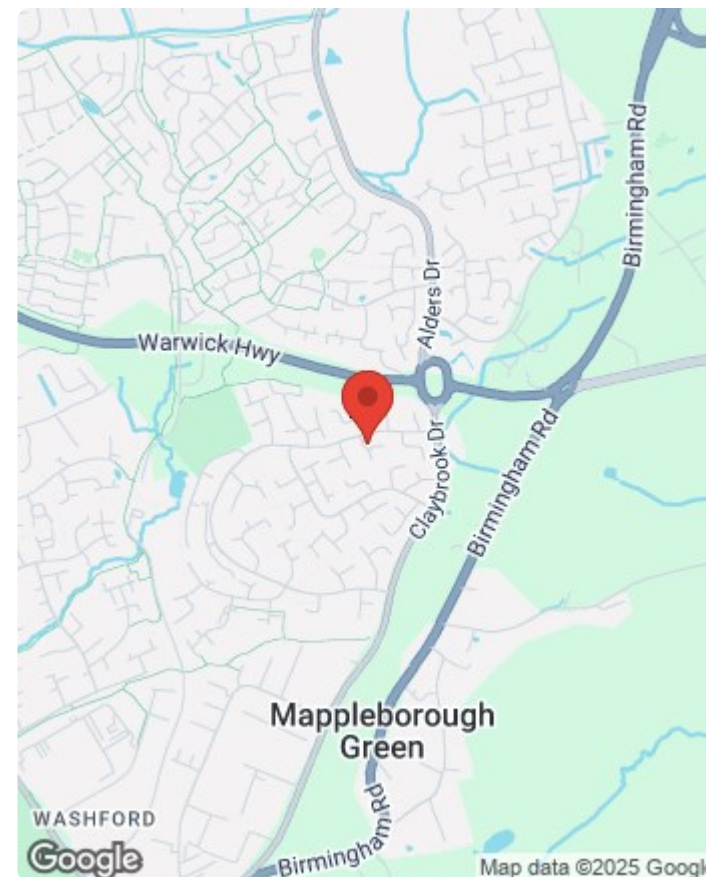
1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

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.

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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 <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	



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