



**Church Down  
Close**

REDDITCH

Offers In Exc ess Of:

**£390,000**





# Four Bedroom Detached Property

## Features.

- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- MODERN WELL APPOINTED FITTED KITCHEN
- SEPARATE UTILITY ROOM AND GUEST WC
- STUDY
- LOUNGE
- CONSERVATORY
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- POPULAR LOCATION

## Description.

Summary: A modern and stylish four bedroom detached family home with a wealth of internal living space and situated in the popular district of Crabb Cross Redditch.

Description: This property has been beautifully presented with wonderful character and design throughout. The accommodation in brief comprises:- A bright and spacious lounge with ceiling spot lighting, feature fireplace, front aspect bay window, and through access to the kitchen/diner. The kitchen has a modern high gloss design with integrated appliances, space for an American fridge freezer and room for a table and chairs for more comfortable dining. The kitchen also benefits from access through to the conservatory and separate doors to the rear garden. The ground floor is completed from a study/work space, separate utility room and guest WC. A rising staircase leads to the first floor and offers the master bedroom with a modern en-suite, two further well proportioned bedrooms and the fourth bedroom of single use. The main family bathroom is of a modern design and offers a bath with shower over, sink and WC.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, tarmac laid drive and access to the main residence via a canopied porch. The rear garden has been beautifully presented with a decked patio, further gravelled seating area, defined boundaries, mature shrubbery and a neatly maintained lawn.

Location: Ideally situated in Crabb's Cross, down a popular residential cul-de-sac, the property enjoys nearby amenities within walking distance, while the town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions and the Kingfisher Shopping Centre





Room Dimensions:

Hall

Lounge: 16' 4" x 13' 6" (5.00m into bay x 4.12m)

Kitchen/Diner: 28' 4" x 10' 9" (8.65m x 3.30m) Max

Conservatory: 17' 0" x 9' 0" (5.20m x 2.75m)

Utility Room: 8' 8" x 7' 10" (2.65m x 2.40m)

Downstairs WC

Study: 14' 1" x 7' 8" (4.30m x 2.35m)

Stairs To First Floor Landing

Master Bedroom: 13' 5" x 11' 7" (4.10m x 3.55m) Max

En Suite:

Bedroom Two: 13' 4" x 7' 10" (4.08m x 2.40m)

Bedroom Three: 12' 3" x 9' 2" (3.75m x 2.80m) Max

Bedroom Four: 9' 2" x 6' 10" (2.80m x 2.10m)

Bathroom: 9' 4" x 7' 2" (2.85m x 2.20m) Max



