



**Pennyford Close, Redditch**  
Offers in Excess of £325,000



**Features:**

- Spacious detached property
- Four Bedrooms, and two bathrooms
- Lounge and separate dining room
- Breakfast kitchen
- Ground floor w.c.
- Pleasant rear garden
- Driveway for 2 cars and garage
- Epc rating D

**Description:**

A rather neat and tidy, four bedroom detached home, set within a great location on the fringes of Brockhill. The internal layout is as follows: Entrance hallway, having under stairs storage and access to a ground floor w.c. and inner door to the garage. Dining room to front, having bay window and door from the hall. Excellent rear lounge benefiting from a coal effect electric fire to surround and a wide bay window with French doors leading onto the garden. Breakfast kitchen, containing an inset sink to work surfaces, a good range of matching wall and base units, gas hob with oven beneath and integrated fridge, ample room for a full breakfast table and chairs, then a door leads out to the side of the property. Stairs rise to first floor landing with airing cupboard containing the water cylinder. The larger than average master bedroom, has three windows to front, fitted wardrobes, light display shelf and access to a generous en-suite shower room. There are two further double bedrooms, both with wardrobes and a single bedroom three used as a study. The main bathroom is well-proportioned and has an electric shower over the bath. Outside: Two car parking sits to the front of the property leading up to the garage. A side gate to the left leads round to the rear garden, laid with patio fronting the lawn edged with some infilled gravel areas for further seating. The property benefits from double glazing and a replaced central heating boiler to the radiators. there is also a drop down ladder to a very spacious loft.





**Details:**

**Entrance Hallway**

**Ground floor w.c.**

**Dining Room**

13' 0" max into bay x 8' 8" (3.96m x 2.64m)

**Lounge**

14' 8" x 13' 3" max d into bay (4.47m x 4.04m)

**Breakfast Kitchen**

14' 7" x 9' 2" both max (4.44m x 2.79m)

**Stairs rise to first floor landing**

**Master Bedroom**

15' 6" x 10' 9" both max (4.72m x 3.27m)

**Ensuite Shower Room**

8' 5" x 5' 0" (2.56m x 1.52m)

**Bedroom 2**

12' 4" to wardrobe x 8' 5" (3.76m x 2.56m)

**Bedroom 3**

9' 0" plus wardrobe x 8' 2" (2.74m x 2.49m)

**Bedroom 4**

9' 0" x 7' 0" (2.74m x 2.13m)

**EPC Rating: D**

**Council Tax Band: E** (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



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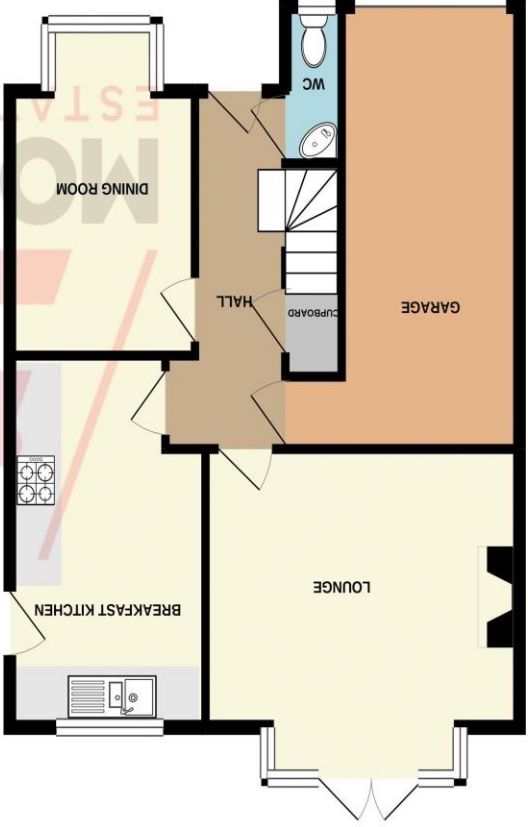
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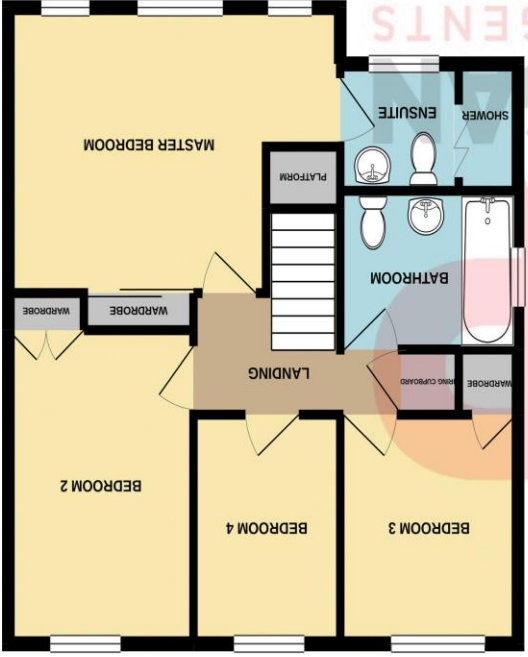
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GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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