



Lineholt Close, Redditch
£450,000

Features:

- Substantial detached property on a large plot
- 4/5 bedrooms, (4 doubles)
- Lounge
- Vast breakfast/kitchen/dining room
- Utility/gym and garage
- Ground floor w.c.
- House bathroom, plus ensuite
- 6 Car parking to front. Epc to follow

Description:

An excellent 4/5 bedroom detached family home, occupying a vast plot backing onto woodland.

The spacious living accommodation briefly comprises: Canopied porchway, entrance hall with ground floor w.c. off. Front lounge, offering a coal effect gas fire to surround, bay window to front, wall lighting and double doors opening to reveal the dining area. The kitchen/diner incorporates an island unit, range style oven with 7 gas burners, integrated microwave, fridge and dishwasher, inset sink, space for further appliances, patio doors and personal door to the rear garden. Utility/Gym, situated off the rear of the garage, heated and providing plumbing, ample space for clothes drying and further door to the patio. The first floor landing has an airing cupboard and replaced oak balustrading rising from the hall. The ample master bedroom has modern fitted wardrobes to recess and access to an upgraded en-suite shower room with floating sink to wall and lighting to the mirror above. Bedrooms 2, 3 and 4 are generous double rooms. Bedroom 5 sits off the master bedroom and is currently used as a study, but would make an excellent dressing room if required. The house bathroom offers a shower over the bath with screen aside, a modern sink and w.c. Outside the block paved driveway can accommodate at least 6 cars, a side gate leads round to the right hand side. The rear garden is larger than average, laid initially with a raised block paved patio, the left of the property is screened off providing room for the storage shed. Steps lead down to the lawn with trees beyond, a gap in the foliage opens to what can only be described as a woodland dell, with two ponds, central bridge and leafy seating areas. Gas central heating and double glazing are standard.



Details:

Entrance Hallway with w.c. off

Lounge

18' 1" into bay x 12' 8" (5.51m x 3.86m)

Kitchen/Dining Room

26' 7" total width x 17' 2" to rear of kitchen (8.10m x 5.23m)

Utility/Gym

11' 9" x 9' 0" (3.58m x 2.74m)

Master Bedroom

15' 10" x 10' 7" to wardrobes (4.82m x 3.22m)

Bedroom 2

16' 2" x 10' 0" (4.92m x 3.05m)

Bedroom 3

15' 5" x 8' 5" (4.70m x 2.56m)

Bedroom 4

9' 11" x 9' 4" (3.02m x 2.84m)

Bedroom 5/study (door off master bedroom)

10' 0" x 7' 6" (3.05m x 2.28m)

House Bathroom

8' 0" x 6' 7" (2.44m x 2.01m)

Garage

16' 9" x 8' 6" (5.10m x 2.59m)

EPC Rating:

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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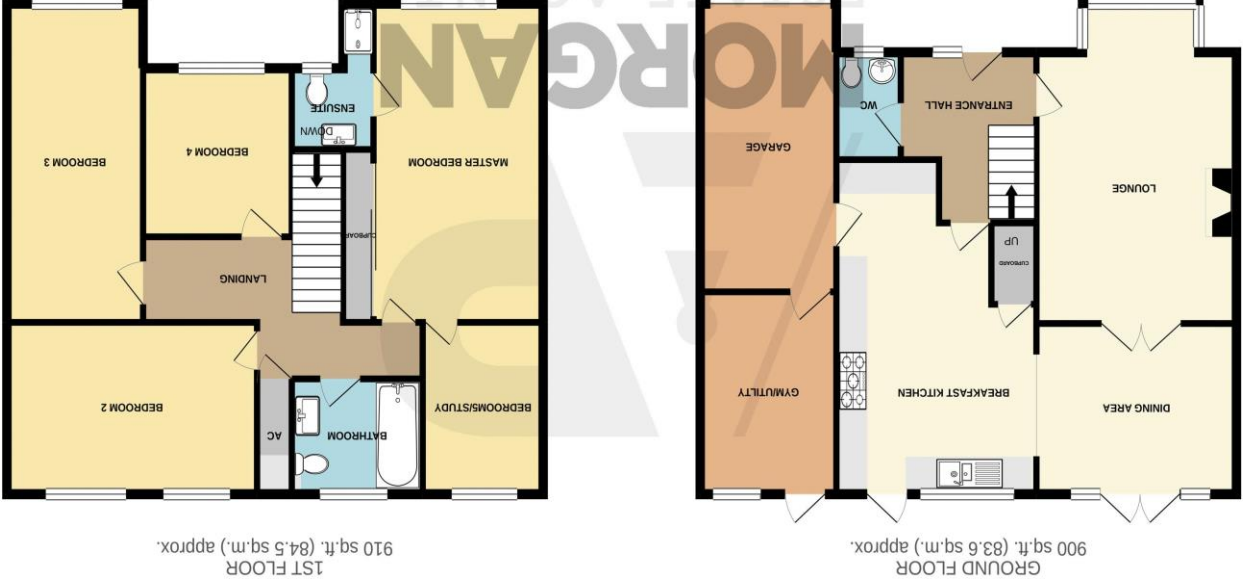
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