



**Church Down Close, Redditch**  
Offers in Excess of £360,000



**Features:**

- Generous detached house on a corner plot
- Four double bedrooms
- Lounge with large bay window
- Dining room
- Fitted kitchen & separate utility room
- Large conservatory
- Landscaped rear garden, large drive & garage.
- EPC - D

**Description:**

An impressive example of a four double bedroom detached home situated on a large corner plot in a sought-after location of Crabbs Cross, Redditch. In brief the property comprises of an entrance porch, hallway giving off to a spacious lounge with modern feature fireplace and bay window, with double doors opening into the bright dining room providing further sliding doors to the rear, a fitted kitchen which benefits from integrated fridge/freezer and dishwasher, a further utility room offers space for further appliances and access doors to the extensive conservatory, downstairs w/c and integral door to the garage. Upstairs the first-floor landing accommodates a master bedroom to a modern en-suite shower room, a further three well-proportioned double bedrooms along with a contemporary family bathroom. Outside to the rear boasts a professionally landscaped rear garden situated over two levels, with an initial patio area and steps leading down to a well-maintained lawn and patio. The property also benefits from having fitted electrics in garage, fully boarded loft space with pull down ladder, recently refitted Worcester Bosch boiler, replaced radiators throughout, additional sockets in all rooms, triple glazed window in the lounge and double glazing throughout the rest of the property and gas central heating. To the front a large tarmacked driveway allows parking for multiple vehicles and access to the garage via an electric garage door. Further well-maintained lawn runs down the side of the property. Situated in a prime residential location popular for key schooling, local shops and good road transport links to major highways.





**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

15' 9" x 13' 6" (4.80m x 4.11m) max into bay

**Dining Room**

11' 2" x 10' 3" (3.40m x 3.12m)

**Kitchen**

10' 9" x 8' 8" (3.27m x 2.64m)

**Utility Room**

10' 9" x 7' 8" (3.27m x 2.34m) max

**W/C**

**Garage**

15' 9" x 8' 11" (4.80m x 2.72m)

**Conservatory**

7' 8" x 17' 5" (2.34m x 5.30m)

**Master Bedroom**

9' 5" x 13' 5" (2.87m x 4.09m)

**En-suite**

**Bedroom Two**

9' 0" x 16' 0" (2.74m x 4.87m)

**Bedroom Three**

13' 3" x 8' 9" (4.04m x 2.66m)

**Bedroom Four**

9' 0" x 12' 2" (2.74m x 3.71m) max

**Family Bathroom**

7' 1" x 8' 5" (2.16m x 2.56m) max

**EPC Rating: D**

**Council Tax Band: D** (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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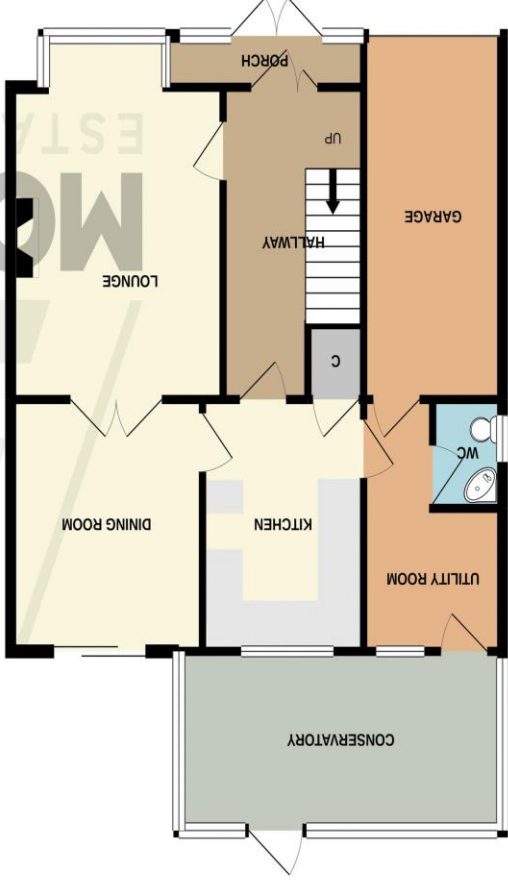
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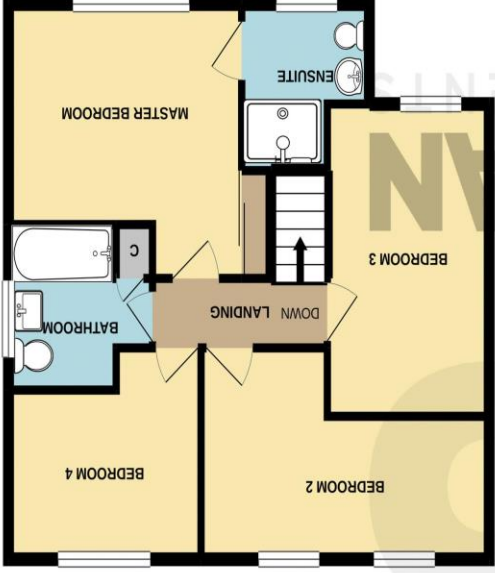
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GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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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