

**AP MORGAN**



**LINTHURST CRESCENT**  
ENFIELD

**Linthurst Crescent, Redditch**  
**£525,000**



**Features:**

- Detached family home
- Two bedrooms with en-suite shower rooms
- Three further bedrooms
- Impressive kitchen/diner and separate utility room
- Three further reception rooms
- Well maintained gardens
- Private driveway and detached garage
- EPC - TBC

**Description:**

An immaculately presented five double bedroom detached home, boasting an ideal family living space, placed in a modern and sought-after residential area of Enfield, Redditch. The ground floor accommodation comprises: Entrance hallway, Spacious kitchen/diner with an integrated fridge, freezer, double oven, gas hob, dishwasher and sink, A separate utility room providing a sink and integrated washing machine, An expansive lounge with a feature bay window, a sitting room to the rear with a view of the garden, and a further reception room currently used as office space. The ground floor also benefits from a Guest WC/cloakroom. The first-floor landing establishes: Master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two with an en-suite shower room, double bedroom three with space for wardrobes, double bedrooms four and five with a view to the rear garden, and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a well-maintained garden with an initial patio walkway and then mainly laid to lawn. To the side of the property is a private driveway providing tandem off-road parking along with access to the detached single garage and side gate access to the rear. At the front of the property is a beautifully maintained planted lawn. Ideally placed in Enfield, the property is nearby to a large supermarket, sports centre, motorway junctions and other local amenities, Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, cinema and bars along with the local bus and train stations.



**Details:**

**Kitchen/Diner**

12' 1" x 20' 3" (3.68m x 6.17m)

**Utility Room**

5' 4" x 7' 4" (1.62m x 2.23m)

**Lounge**

15' 0" x 15' 0" (4.57m x 4.57m)

**Sitting Room**

12' 0" x 10' 1" (3.65m x 3.07m)

**Office**

7' 9" x 9' 7" (2.36m x 2.92m)

**Bedroom One with En-suite**

11' 4" x 19' 0" (3.45m x 5.79m) Max

**Bedroom Two with En-suite**

12' 2" x 10' 0" (3.71m x 3.05m)

**Bedroom Three**

11' 8" x 10' 5" (3.55m x 3.17m)

**Bedroom Four**

8' 6" x 10' 1" (2.59m x 3.07m)

**Bedroom Five**

8' 6" x 10' 1" (2.59m x 3.07m)

**Family Bathroom**

7' 2" x 6' 1" (2.18m x 1.85m)

**EPC Rating:**

**Council Tax Band:** F (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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TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.

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