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you move  
with.

# Purshall Close, Southcrest, Redditch B97 4PD

£279,950

3 2 2



Holmwood House is a magnificent Grade II listed building converted into apartments in 1990's. Being offered with no upward chain, this duplex apartment offers stylish yet traditional, spacious accommodation, double garage with secure parking and is situated within manicured communal gardens within the sought after location of Southcrest, Redditch.

The accommodation briefly comprises:- A grand communal entrance with many original features and staircase leading to the apartment. An inviting entrance hall leads to a traditional fitted breakfast kitchen with feature Victorian fireplace and room for a table and chairs for more convenient dining. A second reception room offers a more formal setting, the lounge enjoys two traditional windows allowing natural light and a feature fireplace, completing the ground floor is the principal bathroom with waterfall shower enclosure, wash basin and WC and master suite with Victorian fireplace and steps leading to a spacious en-suite bathroom and dressing room. A short staircase leads up to the first floor and offers two well proportioned bedrooms both benefiting from built in wardrobes.

#### Room Dimensions:

- Double Garage** 5.18m x 5.39m (16'11" x 17'8")
- Breakfast Kitchen** 4.83m x 3.76m (15'10" x 12'4")
- Dining Room** 4.83m x 2.91m (15'10" x 9'6")
- Lounge** 4.83m x 6.09m (15'10" x 19'11")
- Shower Room**
- Master Bedroom** 5.49m x 4.2m (18'0" x 13'9")
- Stairs Down To:**
- Dressing Room** 3.95m x 2.69m (12'11" x 8'9")
- Ensuite**
- Stairs To First Floor:**
- Bedroom Two** 2.71m x 5.29m (8'10" x 17'4")
- Bedroom Three** 3.43m x 2.82m (11'3" x 9'3")



Holmwood House, Redditch  
First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Three Bedroom Duplex Apartment
- En-Suite & Dressing Room To Master Bedroom
- Principal Shower Room
- Spacious Lounge and Separate Formal Dining Room
- Breakfast Kitchen with Integral Goods
- Double Garage and Visitor Parking
- Communal Grounds
- Leasehold - 91 Years Remaining
- Service Charge - £320 PCM
- Ground Rent - £100 PA



29/05/2023, 11:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 5 Holmwood House 16 Central Close REDDITCH B97 4PD	Energy rating <b>D</b>	Valid until: 28 August 2033 Certificate number: 88077028-1910-8368-8928
Property type	Mid-floor flat	
Total floor area	146 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-tenor-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-tenants-tenor-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Select energy rating	Current	Potential
A		
B		
C		
D	42 D	59 C
E		
F		
G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 50

<https://find-energy-certificates.service.gov.uk/energy-certificates/8807-7028-1910-8368-8928/property>

1/4

For more information on this house or to arrange a viewing please call the office on:

**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

