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Elmhurst Close, Hunt End, Redditch, B97 5XU

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The ground floor of this property enjoys an entrance porch leading to a hallway with stairs rising to the first floor. The lounge features a front-facing bay window and double opening doors that lead to an open-plan kitchen/diner. This spacious area accommodates formal dining, equipped with a range of wall and base units, a breakfast bar, and integrated appliances and leads to a separate utility with downstairs WC. Additionally, there's a conservatory providing views of the garden, along with another sitting room for added convenience. To the first floor are the master bedroom, complete with built-in wardrobes and an en-suite shower facility. Additionally, there are three more bedrooms and a modern main bathroom featuring a shower over the bath. These rooms all lead off from a central landing that includes an airing cupboard for added storage.

Accessed via a tarmac driveway providing ample parking space for multiple vehicles, this property boasts a mature, well-established rear garden. The garden is tiered, featuring a combination of lawn, patio spaces, and decorative beds. Additionally, it offers a gravelled seating area and includes two sheds and a summer house/ shed - two of which have electricity. The boundaries are lined with hedges and fences, and there's convenient side access via a gate.

Room Dimensions:

Lounge 4.81m x 4.13m (15'9" x 13'6") max
Kitchen/Diner 6.45m x 3.15m (21'1" x 10'4") max
Sitting Room 4.74m x 2.41m (15'6" x 7'10")
Utility Room 1.98m x 2.24m (6'5" x 7'4") max
WC 1.11m x 1.3m (3'7" x 4'3")
Conservatory 3.13m x 3.23m (10'3" x 10'7")
Master Bedroom 3.98m x 3.37m (13'0" x 11'0") max
En Suite 1.38m x 2m (4'6" x 6'6") max
Bedroom 2 2.5m x 3.31m (8'2" x 10'10")
Bedroom 3 2.51m x 2.49m (8'2" x 8'2")
Bedroom 4 2.9m x 2.51m (9'6" x 8'2") max
Bathroom 2.1m x 2.07m (6'10" x 6'9")



Elmhurst Close, Redditch



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.

- Well Appointed Detached Home
- Lounge and Sitting Room
- Separate Utility
- Downstairs WC, En-Suite to Master and Principal Bathroom
- Driveway Parking
- Four Bedrooms
- Spacious Kitchen/ Diner
- Conservatory
- Well-Established Rear Garden
- Catchment for St. Augustine's High School



Energy performance certificate (EPC)																																		
3 Elmhurst Close REDDITCH B97 2JL	Energy rating D	Valid until: 22 August 2031 Certificate number: 8310-2821-3880-2099-2865																																
Property type Detached house	Total floor area 124 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/landlords-on-the-requirements-and-exemptions).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	← D		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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.

