



Atcham Close, Redditch, B98 0NZ

£285,000

 **KING**  
HOMES

**\*\* Three Bedroom Semi Detached \*\* Quiet Cul-de-sac \*\* Generous Driveway \*\* Lounge Diner \*\* Modern Fitted Kitchen, with Separate Utility \*\* Office \*\***  
Well-presented three-bedroom semi-detached family home situated in a quiet cul-de-sac in Winyates East. Offering a spacious lounge/diner with doors to the garden, separate fitted kitchen with utility room, ground floor WC and a versatile home office/playroom. Upstairs features three well-proportioned bedrooms and a modern family bathroom. Outside benefits include a beautifully landscaped private rear garden and ample off-road driveway parking. An excellent opportunity for families or those seeking flexible living space in a popular residential location. Lounge/Dining Room Separate Modern Fitted Grey Gloss Kitchen Home Office/Playroom Three Great Sized Double Bedrooms



Situated within a quiet and popular cul-de-sac in Winyates East, this spacious three-bedroom semi-detached family home is well presented throughout and offers flexible accommodation ideal for modern family living.

The ground floor opens into a welcoming entrance hall, leading through to a generous lounge/diner extending to over 18 ft in length. This bright and comfortable space easily accommodates both seating and dining areas, with double doors opening out to the rear garden, creating a lovely flow between indoors and out.

The separate fitted kitchen is well arranged with ample storage and worktop space, complemented by a useful utility room which keeps appliances and day-to-day tasks neatly tucked away. A ground floor WC adds everyday practicality, while a separate office/playroom to the front of the property provides excellent flexibility — ideal for home working, a children's play space or hobby room.

Upstairs, the first floor offers three well-proportioned double bedrooms, all accessed from a central landing. The accommodation is completed by a modern family bathroom, fitted to suit contemporary needs.

Outside, the property continues to impress with a beautifully landscaped and private rear garden, ideal for relaxing or entertaining. On approach, a driveway provides off-road parking, adding further practicality to this well-balanced family home.

#### **Hall**

**Lounge/Diner** 10'5" x 18'0" (3.20m x 5.50m)

**Office** 8'10" x 11'1" (2.71m x 3.40m)

**Kitchen** 12'1" x 6'6" (3.70m x 2.00m)

**Utility**

**W.C**

**Landing**

**Bedroom 1** 14'1" x 8'10" (4.30m x 2.70m)

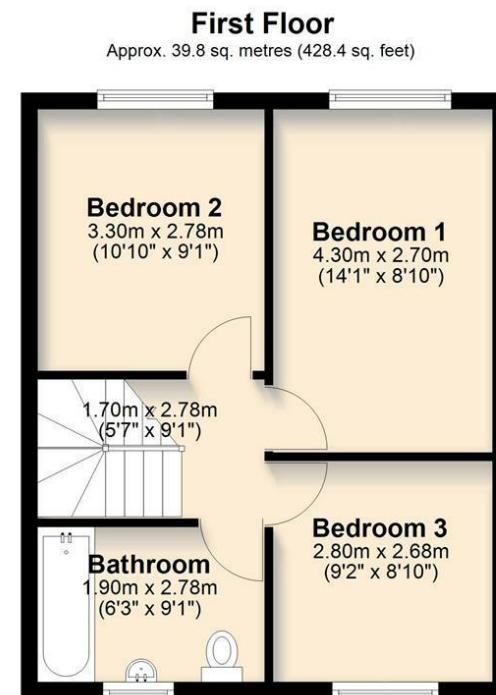
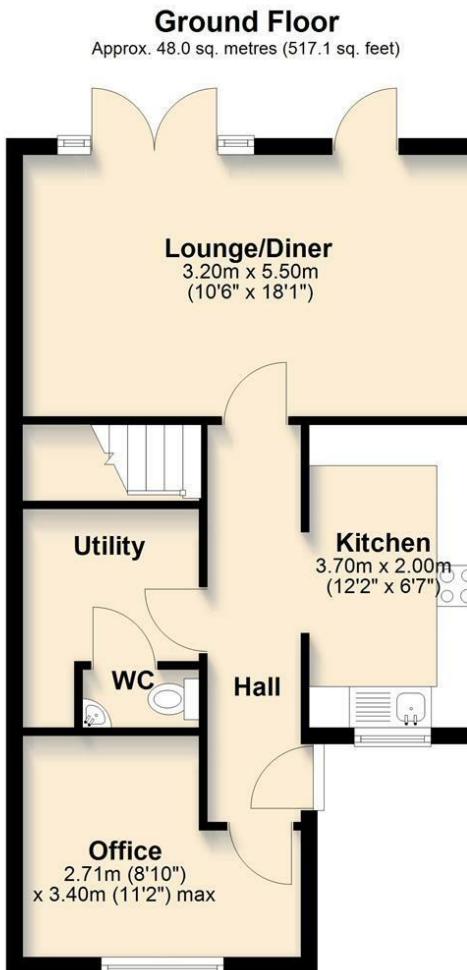
**Bedroom 2** 10'9" x 9'1" (3.30m x 2.78m)

**Bedroom 3**

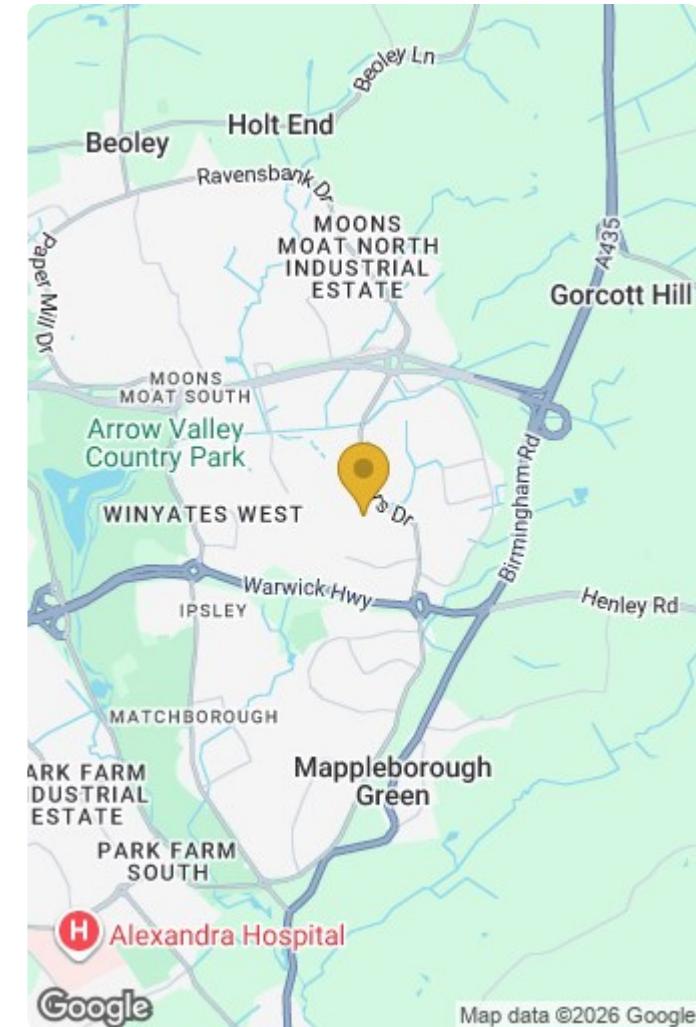
9'2" x 8'9" (2.80m x 2.68m)







Total area: approx. 87.8 sq. metres (945.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		