



**Batsford Close, Redditch, B98 7TF**

**Guide price £425,000**

  
**KING**  
HOMES

**\*\* 4 BEDROOMS \*\* 2 BATHROOMS \*\* DETACHED \*\* MODERNISED \*\* IMPRESSIVE KITCHEN BREAKFAST \*\* DINING ROOM \*\* LIVING ROOM \*\* CONSERVATORY \*\* GARAGE \*\* GENEROUS GARDEN \*\* LARGE DRIVE\*\*** A beautifully modernised four-bedroom detached family home, occupying a desirable plot with an open rear aspect. The property features a large driveway, an oversized single garage, and an enclosed rear garden with a large patio area. Inside, the home offers a superb flowing layout, including a lounge, dining room, conservatory, and a modern family breakfast kitchen. The ground floor also includes a convenient downstairs W.C. Upstairs, the master bedroom boasts a modern en-suite, and a superb family bathroom serves the remaining bedrooms. Additional highlights include ample parking, generous gardens, and an impressive overall design.



Occupying a desirable plot in a quiet and sought-after location, this attractive red-brick built property features elegant bay windows and a garage with a roofed porch. The large, tarmac drive, bordered with block paving, offers ample parking for multiple vehicles. Adjacent to the driveway is a well-maintained lawned fore-garden, enhanced by a carefully chosen tree.

Enter through the convenient porch into a welcoming hallway, with doors leading to various rooms, a staircase rising to the first floor, and a useful under-stairs cupboard providing ample storage.

The generously sized kitchen breakfast room is stylishly fitted with sleek, modern wall and base units, complemented by high-end integrated appliances. There's plenty of space for a breakfast table, perfect for relaxed family dining. A large window overlooks the rear garden, while a door gives direct access to the outdoor space, ideal for enjoying the garden throughout the year.

A separate living room is situated at the front of the property, featuring a charming bay window and a striking fireplace as the centrepiece. Double doors swing open to reveal a spacious dining room, with sliding doors leading into the fully glazed conservatory. This bright and airy space is perfect for relaxing and enjoying the tranquil views of the garden. A set of patio doors provides easy access to the rear garden, making it ideal for indoor-outdoor living.

Additionally, on the ground floor, there is a convenient downstairs W.C., offering added practicality.

On the first floor, there are four generously sized bedrooms. The master bedroom features fitted wardrobes, a bay window, and a spacious ensuite with a shower, W.C., and wash basin, all fully tiled and finished to a high standard. The family bathroom serves the remaining bedrooms, offering a bath with a shower overhead, W.C., and wash basin with vanity, also fully tiled and designed for both comfort and convenience.

The garden is fully enclosed with fencing and features a large paved patio area. Steps lead down to a lush lawn, with hedges and trees lining the borders for added privacy. There is gated side access to the front of the property.

<b>Porch</b>	
<b>Hall</b>	
<b>Living Room</b>	15'3" x 13'0" (4.66m x 3.97m )
<b>Dining Room</b>	9'0" x 11'0" (2.76m x 3.36m )
<b>Kitchen/Breakfast Room</b>	14'9" x 12'5" (4.51m x 3.80m)
<b>Conservatory</b>	9'3" x 9'9" (2.84m x 2.98m)
<b>Downstairs WC</b>	
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	12'2" x 13'1" (3.71m x 4.01m)
<b>En-suite</b>	6'4" max x 10'1" (1.94m max x 3.09m )
<b>Bedroom 2</b>	12'2" x 7'9" (3.72m x 2.38m)
<b>Bedroom 3</b>	9'3" x 7'1" (2.82m x 2.18m )
<b>Bedroom 4</b>	9'3" x 8'5" (2.82m x 2.58m )
<b>Bathroom</b>	7'3" max x 7'2" (2.23m max x 2.19m)
<b>Garage</b>	18'1" x 12'2" (5.52m x 3.71m)





