

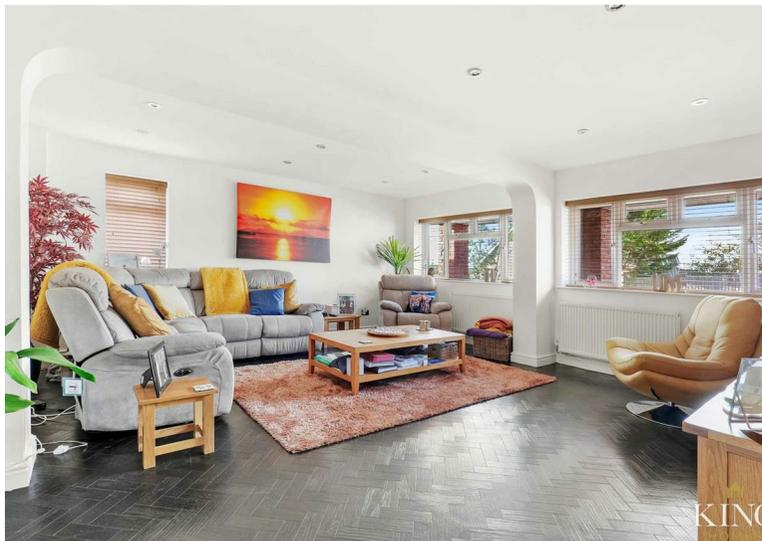


Feckenham Road, Redditch, B97 5AJ

Guide price £765,000



**** Multigenerational Living - Two Homes Under One Roof ** Six-Bedroom, Four-Bathroom Detached Family Home ** Driveway Parking ** Luxury Finish ****
Tucked away along a quiet no-through drive just off Feckenham Road, this substantial and versatile home is arranged over three floors and includes a large self-contained annexe ideal for multi-generational living. The main house offers bright and spacious living areas, including a dual-aspect lounge and an open-plan kitchen/dining room, along with four bedrooms and two en-suites. The annexe provides its own lounge diner, kitchen, two bedrooms and a bathroom. Outside, a generous private garden with a large paved patio and turfed areas creates an excellent space for outdoor seating and entertaining.



Tucked away along a quiet no-through drive just off Feckenham Road, this impressive and highly versatile home offers generous accommodation arranged over three floors, together with a self-contained annexe that provides excellent flexibility for multi-generational living, guest accommodation or potential income opportunities. The property has been finished to a modern standard throughout, creating a stylish and comfortable living environment.

The property opens into a welcoming entrance hall, creating a pleasant first impression and providing access to the principal living areas. The living room is a superb dual-aspect space, filled with natural light and offering a wonderfully versatile layout while still retaining a warm and homely feel. The room is finished with stylish herringbone flooring, adding a contemporary touch that complements the generous proportions of the space.

To the rear of the home is a stunning open-plan kitchen and dining area which forms the true heart of the house. The kitchen features modern, high-end finishing touches with sleek cabinetry, integrated appliances and a stylish breakfast bar that provides additional seating and preparation space. There is plenty of room for a large dining table, making it an ideal setting for both everyday family life and entertaining. French doors open out to the garden, allowing natural light to flood the room while creating a seamless connection with the outdoor space.

The annexe can be accessed from the main house while still offering a degree of independence, making it ideal for relatives, guests or older children. The ground floor provides a generous lounge and dining area along with a well-appointed kitchen, again finished to a high-end modern standard with ample cabinetry, integrated appliances and a door leading out to the rear garden. Upstairs, the annexe provides two bedrooms and a bathroom, creating a fully functional and comfortable living space in its own right.

The first floor of the main house offers well-balanced bedroom accommodation. The principal bedroom is particularly spacious and benefits from fitted storage and its own en-suite shower room. A further double bedroom also enjoys the advantage of an en-suite, while a separate family

bathroom serves the remaining rooms on this level.

The second floor continues the theme of flexible living and includes two further bedrooms which could equally be used as home offices, hobby rooms or guest accommodation depending on individual needs. There is also a useful storage area accessed from the landing.

Externally, the property benefits from a private and generous rear garden which has been thoughtfully landscaped. A large paved patio provides an excellent space for outdoor seating and entertaining, with pathways leading to well-maintained lawned areas and planted borders. The garden is fully enclosed by a combination of walls and fencing, with established greenery to the rear providing an added sense of privacy.

Overall, this is a substantial and adaptable property offering extensive living space, a modern finish throughout and the added benefit of a well-designed annexe, making it an ideal home for larger families or those seeking additional independent accommodation while remaining under one roof.

Entrance Hall

Downstairs W.C

Living Room 17'4" x 18'2" (5.29m x 5.54m)

Kitchen/Diner 13'9" x 31'11" (4.20m x 9.74m)

Annexe Lounge/Diner 22'2" x 12'9" (6.78m x 3.89m)

Annexe Kitchen 10'10" x 11'8" (3.31m x 3.57m)

Landing

Annexe Bedroom 1 11'5" x 12'4" (3.50m x 3.78m)

Annexe Bedroom 2 9'5" x 12'7" (2.89m x 3.85m)

Annexe Bathroom 6'0" x 7'8" (1.83m x 2.35m)

Landing

Bedroom 1 17'4" x 18'2" (5.29m x 5.54m)

En-suite One 5'10" x 9'3" (1.79m x 2.84m)

Bedroom 2 10'8" x 12'1" (3.26m x 3.69m)

En-suite Two

11'2" x 5'8" (3.41m x 1.73m)

Landing

Bedroom 3

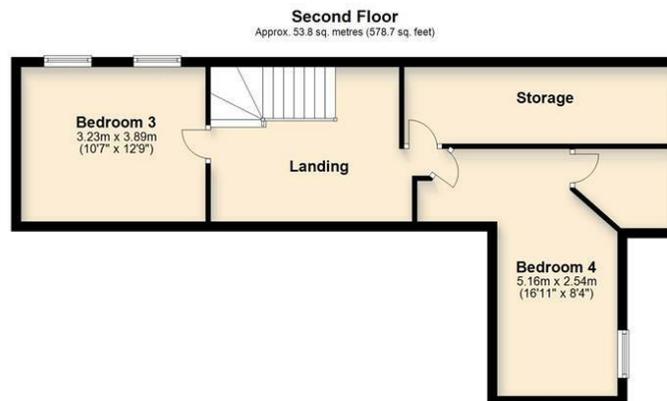
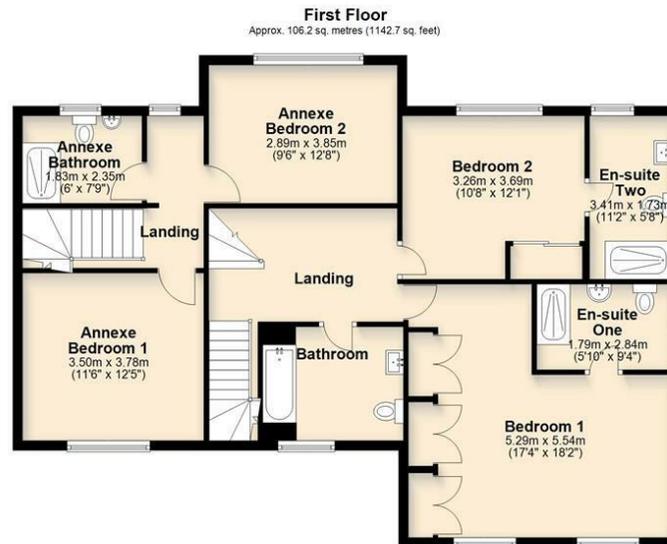
10'7" x 12'9" (3.23m x 3.89m)

Bedroom 4

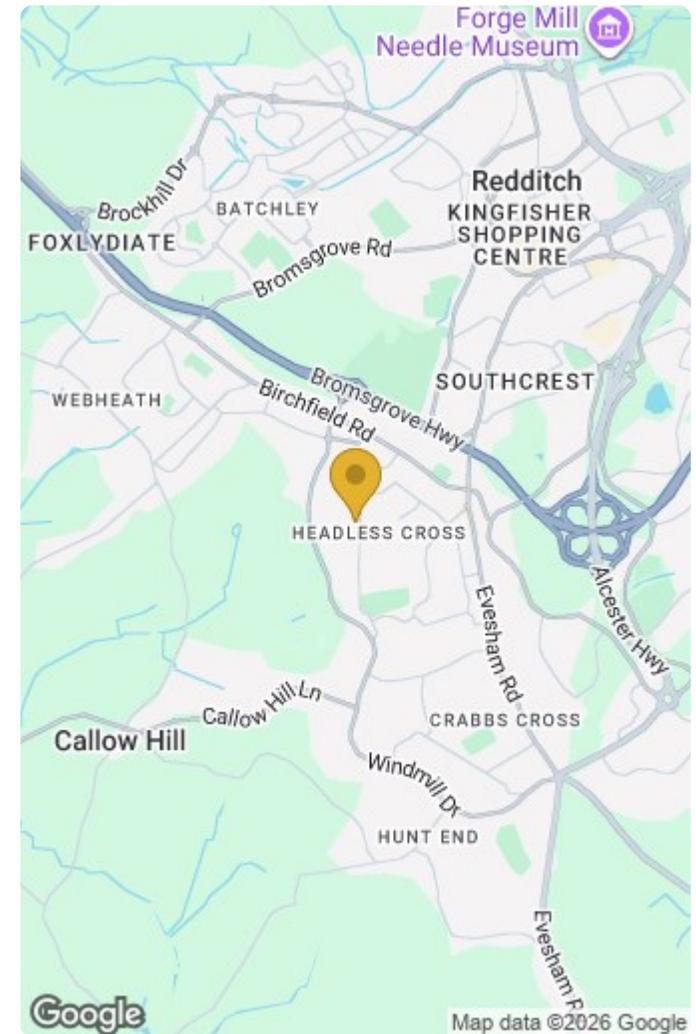
16'11" x 8'3" (5.16m x 2.54m)







Total area: approx. 276.6 sq. metres (2977.8 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		75	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	