



45 ODELL STREET, REDDITCH, B97 6RY

OFFERS IN EXCESS OF £460,000

BUILT IN 2020 - THIS STUNNING, 4 BEDROOM DETACHED HOME WITH GARAGE & DRIVEWAY, OFFERS AMPLE LIVING SPACE WITH MODERN ACCOMODATION THROUGHOUT AND HAS BEEN LOVINGLY MAINTAINED BY THE CURRENT OWNERS!!

Set in the convenient location of Enfield, this executive style home has entrance hallway, living room with bay window, a spacious and well thought out kitchen diner featuring integrated appliances and ample socialising space with doors leading out to the rear garden, a practical guest WC combined with utility and a study. The first floor offers a principle bedroom with a further bay window, built in wardrobe storage and en-suite shower room, along with three further double bedrooms and a family bathroom. To the rear is a tiered garden which has a patio area at the bottom with steps leading to the higher tier that offers a stoned/chipped area for a low maintenance space, along with a decked area and storage shed. At the side of the property is a garage with up and over door and a tandem length driveway complete with EV charger

EPC- B
Council Tax- E
Tenure- Freehold (subject to solicitor confirmation)

Front/Driveway



The property is approached by a front garden with pathway leading to the front door along with a tandem length driveway to the side leading to the garage

Entrance hallway

With stairs to the first floor landing and doors leading to all ground floor rooms, along with under stairs storage cupboard

Kitchen Diner

25'1" max x 10'3" max (7.67 max x 3.14 max)



With an array of base, wall & tall units, integrated fridge freezer and dishwasher, gas hob and double oven, dining area and doors leading out to the rear garden

Living Room

17'3" max x 11'6" max (5.27 max x 3.52 max)



With bay window feature and double doors opening into the kitchen diner

Office

7'6" max x 6'6" max (2.31 max x 2.00 max)



With front window aspect

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Guest WC/Utility

6'10" max x 5'9" max (2.09 max x 1.76 max)



With basin and WC and built in storage along with space for free standing appliance

Landing

With access doors into all rooms on the first floor

Bedroom One

16'4" max x 11'8" max (4.99 max x 3.56 max)



With bay window feature, built in wardrobes and door leading in to the en-suite

En-suite

6'9" max x 5'0" max (2.08 max x 1.54 max)



With basin, WC and shower enclosure

Bedroom Two

14'5" max x 9'2" max (4.40 max x 2.80 max)



With window over looking the rear aspect

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Bedroom Three

10'0" max x 10'10" max (3.05 max x 3.32 max)



With window overlooking the front aspect

Bedroom Four

8'1" max x 10'7" max (2.47 max x 3.23 max)



With window over looking the rear aspect, currently used as a dressing room

Bathroom

6'9" max x 6'2" max (2.08 max x 1.88 max)



With basin, WC and shower over bath

Garden



Tiered garden with patio area with steps leading to the second tier which is low maintenance with gravel/chippings and decked area

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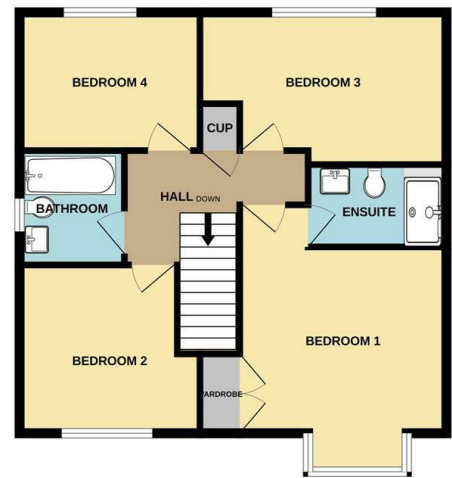
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 (CO₂) 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		

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