



5 CRUMPFIELDS LANE, REDDITCH, B97 5PN  
OFFERS OVER £650,000



## 5 CRUMPFIELDS LANE, REDDITCH, B97 5PN

SET ON ONE OF THE MOST PRESTIGIOUS ROADS IN REDDITCH IS THIS FOUR BEDROOM, HEAVILY EXTENDED, DETACHED HOME WITH STUNNING VIEWS TO THE REAR AND AMPLE OFF ROAD PARKING.

Approached via an impressed paved driveway. The ground floor offers: entrance hallway, large L-Shape living room, with a sun room off, dining room, kitchen, spacious utility and guest WC. To the first floor are two large double bedrooms both with built in storage and en-suite shower rooms, a third bedroom with built in wardrobes and loft access and a final fourth bedroom. There is also a recently re-fitted walk in wet room. To the rear is an enclosed garden overlooking fields and offers a patio area and lawn space along with a workshop/store area. The property must be seen to appreciate the size of accommodation on offer

### Approach

The property is approached via an impressed paved driveway leading to the front porch and garage, side gate access to the rear garden.

### Entrance Hallway

With stairs to the first floor landing, under stairs storage cupboard and doors into the living room and dining room

### Living Room

22'7" max x 19'8" max (6.89m max x 6.00m max )

An L-Shape living room with fireplace feature, window overlooking the rear garden and sliding doors into the sun room

### Sun Room

10'2" max x 7'8" max (3.10m max x 2.36m max )

With doors leading out to the garden

### Dining Room

12'2" max x 9'5" max (3.71m max x 2.89m max )

With window overlooking the front and door leading into the kitchen/utility

### Kitchen

16'4" max x 8'6" max (5.00m max x 2.60m max )

With an array of base and wall units, and space for appliances

### Utility Room

16'4" max x 9'2" max (5.00m max x 2.80m max )

With an array of base and wall units and space for appliances

### Guest WC

Fitted with a low level WC.

### Landing

With doors leading to all bedrooms

### Bedroom One

19'8" max x 11'5" max (6.00m max x 3.50m max )

An extensive principal bedroom with multiple built in cupboards and door leading into the ensuite

### En-suite

7'2" max x 6'6" max (2.20m max x 2.00m max )

With built-in shower, basin and WC

### Bedroom Two

19'8" max x 9'3" max (6.00m max x 2.82m max )

A further double bedroom with built-in wardrobes and en-suite off

### En-suite

6'3" max x 5'9" max (1.93 max x 1.76 max )

With shower, basin and WC

### Bedroom Three

15'1" max x 12'5" max (4.60m max x 3.81m max )

With built-in wardrobes and drop down ladder to loft space.

### Bedroom Four

10'5" max x 6'6" max (3.20m max x 2.00m max )

### Shower Room

7'3" max x 6'6" max (2.22m max x 2.00m max )

Walk in shower room with basin and WC

### Garage

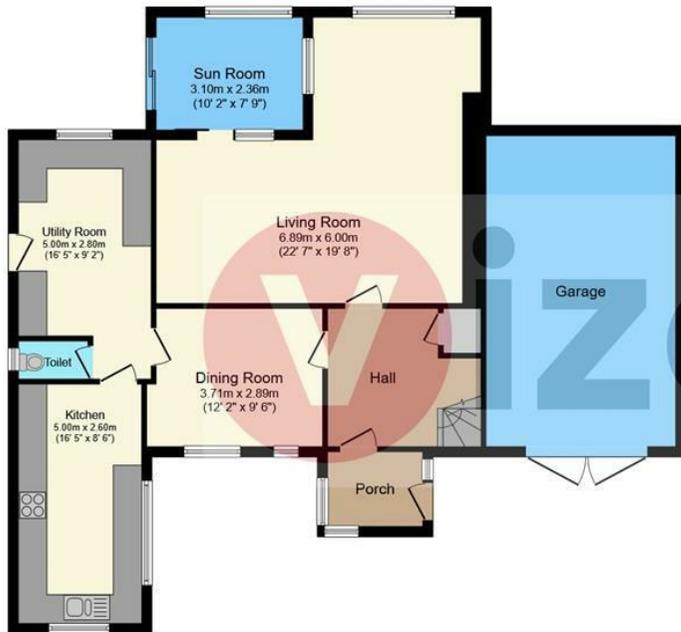
13'1" max x 10'5" max (4.00m max x 3.20m max )

With opening doors to the front

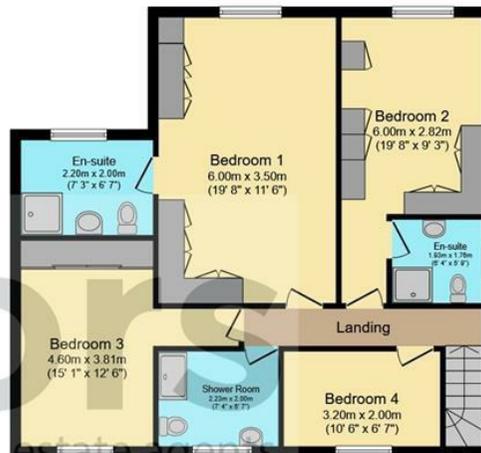
### Garden

A paved area, with far reaching views to the rear over fields. A pathway leads via a mainly lawned area, with many mature bushes and trees. There is also a workshop/store.

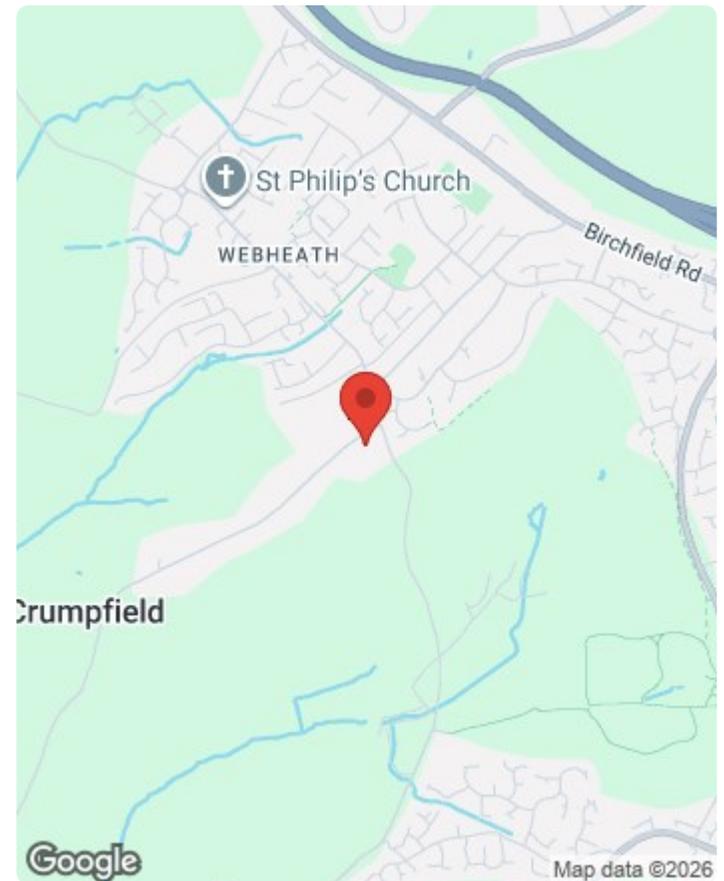




**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	77

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



Vizor Estate Agents Ltd  
Company No. 7848499



**Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ**

Tel: 01527 584 533 [www.vizorestates.com](http://www.vizorestates.com)

