



40 MILFORD CLOSE, REDDITCH, B97 5PZ
ASKING PRICE £470,000

A WELL PRESENTED EXECUTIVE STYLE FIVE BEDROOM DETACHED HOME IN A SOUGHT AFTER LOCATION!!!

This executive style, extended FIVE BEDROOM detached home is set in the popular area of Walkwood, on the cusp of Callow Hill, with lovely countryside walks close by. This spacious family home offers; living room, separate dining room, a generous breakfast kitchen, utility/laundry, guest WC, principal bedroom with fitted bedroom furniture (air conditioning) and en-suite, three further double bedrooms and a fifth single bedroom/office, and family bathroom. There is a very generous block paved driveway, double garage EV charge point, front and rear gardens. Viewing is advised.

The location is superb- situated in a quiet family friendly cul-de-sac close to Morton Stanley park (with cafe, play areas park & woodland walks), with two popular schools Vaynor & Walkwood just a short walk away. (St Augustine's Catholic high school is roughly a 20 minute walk.)

The Bramley cottage pub, Post office and cafe also walking distance.

EPC- C.

Council Tax Band - D.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and



Approach

A block paved driveway leads up to the garage, with EV charger on the front of the garage, with main front entrance via an enclosed entrance porch which leads into;



Entrance Hall

With stairs leading to the first floor, doors lead off to;

Guest WC

Fitted with a low level WC and wash basin.



Living Room

18'1" max x 12'6" max (5.52m max x 3.83m max)

With gas fire (currently capped) bay window to the front and double doors lead into;

Dining Room

11'5" max x 10'7" max (3.50m max x 3.23m max)

With double doors out to the rear garden and door into;



Breakfast Kitchen

16'4" max x 10'9" max (5.00m max x 3.30m max)

With a range of fitted kitchen units, fitted extractor hood and space for a slot in cooker, an integrated microwave oven & dishwasher, a handy recess for a fridge/freezer, door to a pantry/storage cupboard, door leading out to the rear garden and a door leads into;



Utility/Laundry

11'3" max x 7'10" max (3.45m max x 2.40m max)

NB- this rooms varies in width from one end to another. With combi' boiler, plumbing and space for a washing machine, space and venting for a tumble drier. Wall Cupboards, base cupboards, drawers worktop and sink. Door leads to integral access to the garage.

First Floor Landing

Door to a linen cupboard, access to the loft (which has loft ladder, light and some boarding) doors lead off to;

Bedroom One

15'3" max x 12'9" max (4.65m max x 3.90m max)

With fitted wardrobes along one wall & further dresser unit & drawers, along with air conditioning unit and door into;

En-suite

7'1" max x 4'11" max (2.18m max x 1.51m max)

Fitted with a low level WC, wash hand basin, shower cubical with electric shower.

Bedroom Two

13'1" max x 9'4" max (4.00m max x 2.85m max)

With built-in wardrobes.



Bedroom Three

12'7" max x 7'11" max (3.85m max x 2.43m max)

With built-in wardrobes.

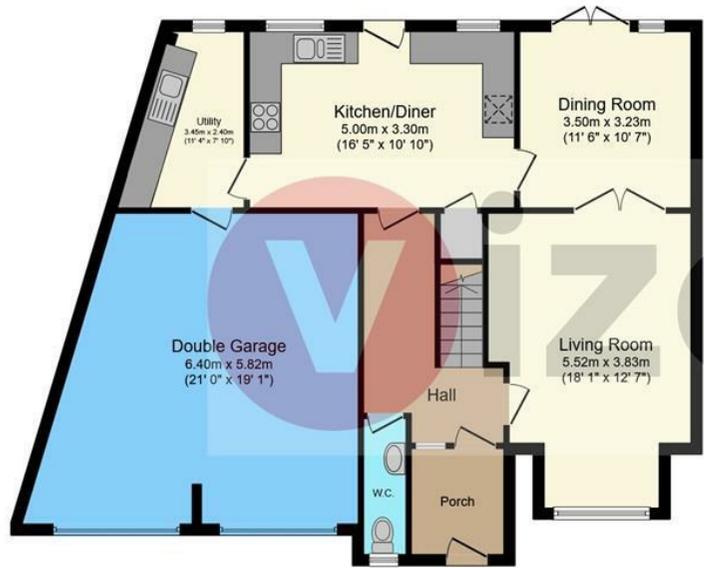


Bedroom Four

11'5" max x 8'1" max (3.48m max x 2.47m max)



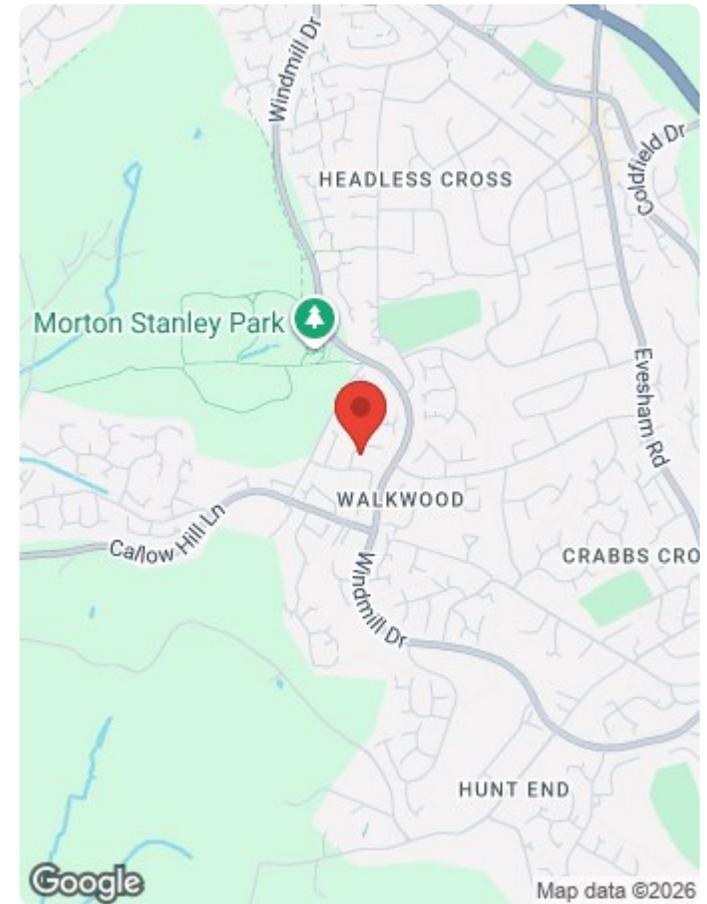




Ground Floor



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) 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	74	79

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		



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