



Cranham Close, Redditch
Offers in Excess of £335,000

Features:

- Substantial FIVE BEDROOM DETACHED home
- Three receptions rooms, plus heated conservatory
- Fitted kitchen and side utility room with sink
- Ground floor w.c., ensuite & family bathroom
- Garage and parking to front
- Impressive rear garden with many features and large roofed pergola
- Epc rating C
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Description:

A substantial FIVE BEDROOM DETACHED home, with double height extension along the side. The rear garden is of particular note with out door entertaining facility. Located close to open fields and Morton Stanley Park, a golf club is minutes away as well as a sports field. Schooling and local shops in Crabbs Cross are easily reachable, as well as a short drive which will bring you into Redditch town centre for further amenities. Set back from a lawned front garden with a generous driveway leading to the garage. The interior layout briefly comprises: Entrance hallway, with access to a ground floor w.c. Main reception room to left, (used as the dining room), having feature fireplace, bow window to front and double doors leading into a smaller sitting room. This then connects to the heated rear conservatory with French doors to the garden. Reception two currently used as a lounge, being dual aspect, also with a fireplace and is the part of the extension. Fitted kitchen, with a gas hob, double oven, dishwasher and under counter fridge, as well as an under stairs cupboard. Separate utility room with a sink aside work surfaces, ample space for appliances, door to garden and door to the rear of the garage. The first floor is given over to a master bedroom with fitted furniture and its own en-suite shower room. There is a further double bedroom two, also with wardrobes and three well-proportioned single bedrooms, one of which has a wall of fitted wardrobes and is currently used as a dressing room. The family bathroom has a white suite and is dual aspect. Outside: The rear garden is quite stunning, showing an array of mature floral planting and trees, gated lawn and ornamental pond. A timber framed pergola has been erected beyond the decking area, providing a roofed eating space of considerable size. There is further space down the side of the property, housing a shed and bird aviary. Other benefits include : Double glazing, combination gas central heating, house security alarm, wired smoke alarms, attic storage to garage.



Details:

Entrance Hallway

Ground floor w.c.

Reception room 1

14' 10" x 11' 2" (4.52m x 3.40m)

Extension Reception room 2

22' 4" x 9' 8" (6.80m x 2.94m)

Sitting Room

9' 10" x 9' 0" (2.99m x 2.74m)

Conservatory

9' 6" x 9' 3" (2.89m x 2.82m)

Fitted Kitchen

9' 8" x 8' 3" (2.94m x 2.51m)

Utility Room

8' 5" x 7' 10" (2.56m x 2.39m)

Garage

18' 2" x 8' 3" (5.53m x 2.51m)

Stairs rise to first floor landing

Master Bedroom

10' 6" x 9' 7" (3.20m x 2.92m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



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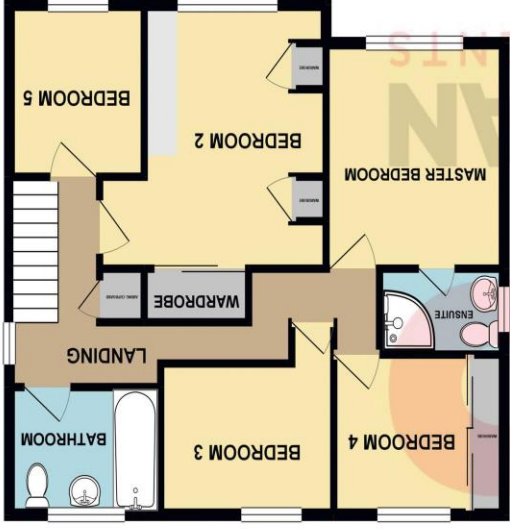
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GROUND FLOOR 965.06 sq. ft.
(89.66 sq. m.)



1ST FLOOR 623.31 sq. ft.
(57.91 sq. m.)



TOTAL FLOOR AREA : 1588.37 sq. ft. (147.56 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with Hdrplox ©2019

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