





# Brookfield Close, Hunt End, Redditch B97 5LL

Offers Over £470,000

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A beautifully appointed four-bedroom detached house, perfectly situated in a quiet cul-de-sac within walking distance of the outstanding St. Augustine's School. This well-proportioned home offers generous living spaces, ideal for modern family living, further boasting a double garage and ample driveway parking.

The ground floor comprises a welcoming entrance hall with a guest WC, a spacious living room complete with a feature wood-burning stove and French doors leading to the garden, and a formal dining area also with French doors opening to the garden. The modern dining kitchen offers a range of wall and base units, with Range oven, integrated Bosch dishwasher and space for an American fridge/freezer. Additionally, there is a study, ideal for home working. Upstairs, the central landing with built-in storage leads to the master bedroom, which features fitted wardrobes and an en-suite shower room. There are two additional double bedrooms, one of which has built-in wardrobes, as well as a single bedroom. All bedrooms are served by the main bathroom.

Outside, the property enjoys a wonderfully maintained rear garden that offers a private enclosed space, featuring a lush lawn, mature shrubs, a patio area and further paved seating, perfect for outdoor entertainment. The property benefits from a block paved driveway, providing ample off road parking for several vehicles and access to the adjoining double garage, and an electric car charging point.

**Garage** - 5.58m x 5.14m (18'3" x 16'10")

**WC** - 2.71m x 1.18m (8'10" x 3'10")

**Study** - 2.7m x 2.71m (8'10" x 8'10") max

**Kitchen** - 4.58m x 3.32m (15'0" x 10'10") max

**Dining Room** - 4.08m x 2.83m (13'4" x 9'3") max

**Lounge** - 5.45m x 3.58m (17'10" x 11'8") max

**Stairs To First Floor Landing**

**Master Bedroom** - 4.55m x 3.65m (14'11" x 11'11")

**Ensuite** - 2.19m x 1.71m (7'2" x 5'7")

**Bedroom 2** - 3.57m x 3.35m (11'8" x 10'11") max

**Bedroom 3** - 2.88m x 3.35m (9'5" x 10'11")

**Bedroom 4** - 2.67m x 2.59m (8'9" x 8'5")

**Bathroom** - 2.78m x 2.2m (9'1" x 7'2")



Brookfield Close, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Beautifully Appointed Detached Home
- Lounge with Log Burning Stove
- Study for Home Working
- Main Bathroom, En-Suite to Master and Guest WC
- Driveway Parking and Double Garage with EV Charging Point
- Four Well-Proportioned Bedrooms
- Separate Dining Room
- Dining Kitchen
- Wonderful Rear Garden
- Walking Distance to St. Augustine's School



**Energy performance certificate (EPC)**

14 Brookfield Close Half End REDDITCH B97 5LL	Energy rating <b>C</b>	Valid until: 4 January 2034
		Certificate number: 3300-8547-0122-1304-3943

Property type: Detached house  
Total floor area: 136 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information on this house or to arrange a viewing please call the office on:

**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

