



# Nutford Street, Brockhill, Redditch B97 6DG

Offers In Region Of £330,000

🛏️ 4 🚿 2 🚻 1



This extended and beautifully presented four-bedroom semi-detached property, recently redecorated throughout, spans three floors and features a kitchen/diner, lounge, conservatory, master bedroom with en-suite, detached garage with off-road parking, and an enclosed rear garden with office space. Located in the sought-after area of Brockhill, Redditch.

The accommodation briefly comprises: An enclosed entrance hall with a guest cloakroom and under-stairs storage, leading to a modern kitchen/diner featuring an integrated oven and hob, space for an American-style fridge freezer, and room for a dining table and chairs. The spacious lounge provides access to the conservatory. A staircase rises to the first floor, offering three well-proportioned bedrooms and a family bathroom equipped with a bath and overhead shower, washbasin, and WC. A further staircase leads to the second-floor master bedroom, complete with an en-suite shower room.

Outside: The property is approached via a neatly maintained front garden, with access to a detached garage which has been partly converted into an office space and the main entrance through a canopied porch. The rear garden provides an inviting space for dining or entertaining, featuring a paved patio, additional seating area, a well-kept lawn, and access to the garage/office, which is equipped with power and lighting.

#### Room Dimensions:

Hall

Downstairs WC

Lounge: 16' 6" x 10' 2" (5.05m x 3.10m)

Kitchen/Diner: 15' 3" x 9' 6" (4.65m x 2.92m)

Conservatory 3.61m x 2.25m (11'10" x 7'4")

Garage: 8' 8" x 6' 11" (2.65m x 2.12m)

Office: 9' 4" x 7' 5" (2.87m x 2.28m)

Bedroom Two: 13' 4" x 9' 6" (4.08m x 2.92m)

Bedroom Three: 12' 1" x 9' 6" (3.70m x 2.92m)

Bedroom Four: 10' 2" x 6' 8" (3.10m x 2.05m)

Bathroom: 6' 6" x 5' 6" (2.00m x 1.70m)

Master Bedroom: 17' 0" x 13' 1" (5.20m x 4.00m) max

En Suite: 8' 0" x 6' 2" (2.45m x 1.90m) max





Nutford Street, 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.

- Four Bedrooms
- Detached Garage/Office Space
- Enclosed Rear Garden
- Conservatory
- Ensuite to Master Bedroom
- Off Road Parking
- Modern Kitchen/Diner



### Energy performance certificate (EPC)

7 Nutford Street REDDITCH B97 6DS	Energy rating <b>B</b>	Valid until: 11 October 2033
		Certificate number: 9629-3331-8309-8607-1290
Property type	Semi-detached house	
Total floor area	106 square metres	

### Rules on letting this property

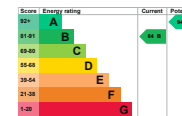
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

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.

