



Austcliff Close, Crabbs Cross, Redditch B97 5NZ

Offers In Region Of £290,000

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This beautifully refurbished, two-bedroom detached bungalow is offered for sale with no upward chain in the sought-after area of Crabbs Cross. The property boasts stylish, modern interiors, a spacious, low-maintenance rear garden, ample driveway parking, and a detached garage.

The accommodation includes an entrance hallway with built-in storage, a modern fitted kitchen equipped with a range of wall and base units and integrated appliances, a separate utility room, and a spacious lounge/diner. The property also features a master bedroom, a second double bedroom with patio doors leading to the garden, and a contemporary shower room.

The generous rear garden is designed for low maintenance, featuring a paved patio, gravelled area, lawn, and planted borders within fenced boundaries. The property provides ample driveway parking with vehicular access to the detached garage, which also includes pedestrian access to the garden.

Garage - 2.68m x 5.24m (8'9" x 17'2")

Lounge Diner - 6.45m x 3.46m (21'1" x 11'4")

Kitchen - 3.15m x 2.4m (10'4" x 7'10")

Utility Room - 2.4m x 2.06m (7'10" x 6'9")

Master Bedroom - 4.14m x 2.6m (13'6" x 8'6")

Bedroom 2 - 3.27m x 2.31m (10'8" x 7'6")

Shower Room - 2.4m x 1.7m (7'10" x 5'6")



Austcliff Close, Redditch
Ground Floor



Total Area Approx
77.4 Sq M
833.1 Sq Ft

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.

- Refurbished Detached Bungalow
- Lounge/ Diner
- Contemporary Shower Room
- Driveway Parking
- No Upward Chain
- Two Double Bedrooms
- Modern Kitchen and Separate Utility
- Generous Low Maintenance Garden
- Detached Garage
- Modern Interiors



Energy performance certificate (EPC)

28 Austcliff Close REDDITCH B97 5NU	Energy rating D	Valid until: 17 February 2033
		Certificate number: 0360-2060-7225-2197-6445

Property type: Detached bungalow
Total floor area: 66 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 D. 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

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.

