



# Boultons Lane, Crabbs Cross, Redditch B97 5NY

Offers In Region Of £335,000

3 1 2



The property welcomes you with an entrance porch with guest WC, leading though to the hallway with stairs rising to the first floor. A spacious lounge, with front facing bay window and feature fire and surround, leads through to a dining room which flows to the conservatory through patio doors. The kitchen is equipped with a range of wall and base units and offering ample space for appliances, leading through to a separate utility with rear access. Upstairs, the first floor landing offers built-in storage and leads to the master bedroom with both fitted and built-in wardrobes, a second double bedroom with built-in wardrobes, a single third bedroom and the bathroom, fitted with vanity sink, WC and a bath with shower over.

There is a wonderfully maintained garden to the rear, which features a paved patio with side path and stepping stones to the lush lawn, alongside well-stocked planted borders within fenced boundaries. The property benefits from having a large block paved driveway, providing ample off road parking and vehicular access to the garage.

**Garage** - 4.96m x 2.46m (16'3" x 8'0")

**WC** - 1.89m x 0.89m (6'2" x 2'11")

**Lounge** - 5.25m x 3.61m (17'2" x 11'10")

**Dining Room** - 3.29m x 2.83m (10'9" x 9'3")

**Conservatory** - 2.81m x 2.79m (9'2" x 9'1")

**Kitchen** - 3.39m x 2.6m (11'1" x 8'6") max

**Utility Room** - 2.45m x 2.25m (8'0" x 7'4")

**Stairs To First Floor Landing**

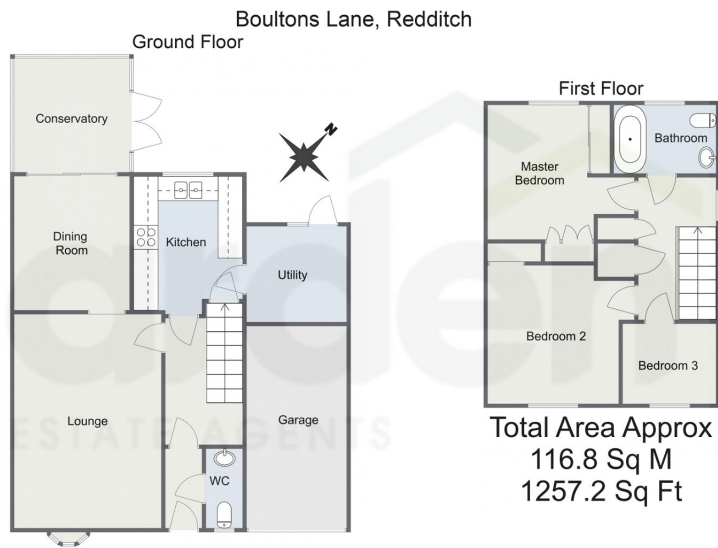
**Master Bedroom** - 3.61m x 3.27m (11'10" x 10'8") max

**Bedroom 2** - 3.39m x 3.62m (11'1" x 11'10") max

**Bedroom 3** - 2.29m x 1.96m (7'6" x 6'5")

**Bathroom** - 2.51m x 1.68m (8'2" x 5'6")





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 Link-Detached House
- Two Reception Rooms
- Kitchen and Separate Utility
- Wonderfully Maintained Rear Garden
- Garage
- Three Bedrooms
- Conservatory
- Bathroom and Guest WC
- Driveway Parking
- Popular Location



**Energy performance certificate (EPC)**

38 Boultons Lane REDDITCH B97 5NY	Energy rating <b>C</b>	Valid until: 2 June 2034
		Certificate number: 0472-3030-7206-6004-6294

Property type: Detached house  
Total floor area: 84 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	61 C	82 B
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.

