arden
ESTATE AGENTS

It's who you move with.

Defford Close, Webheath, Redditch, B97 5WR

Offers Over £580,000

5 3 3

- Executive Detached Home
- Three Floors
- Five/ Six Well-Proportioned Bedrooms
- Home Office/ Ocptional 6th Bedroom
- Wealth of Versatile Ground Floor Living
- Principal Bathroom, 2x En-Suites and Guest WC
- Landscaped Front and Rear Gardens
- Private Position Opposite Wildlife Reserve
- Sought After Location

An exceptional five-bedroom executive detached family home, occupying a private position opposite a wildlife reserve, is now available in Webheath. This stunning property offers a wealth of versatile living accommodation spread across three floors and boasts a well-maintained, landscaped rear garden.

Defford 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.

Energy performance certificate (EPC)

48, Defford Close
REDDITCH
B97 5WR

Energy rating: **D**

Valid until: **10 March 2025**

Certificate number: **0196-2860-6570-9795-5385**

Property type	Detached house
Total floor area	195 square metres

Rules on letting this property

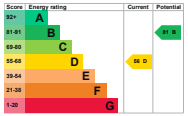
Properties can be let if they have an energy rating from A to E.

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).

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.

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