





# Plymouth Road, Southcrest, Redditch B97 4PA

Offers In Region Of £490,000

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This beautifully appointed traditional detached home is perfectly situated, backing onto the Pitcheroak Golf Course and within walking distance to the town centre. The property has been thoughtfully extended to provide versatile living accommodation, featuring stylish interiors throughout. It also boasts a generous, well-established rear garden and ample off-road parking.

The property, which boasts many charming features, offers an impressive main ground floor layout. This includes an entrance hallway with stairs to the first floor and a guest WC. The formal dining room features a beautiful front aspect bay window, while the lounge showcases a stunning original oak panelled open fireplace and French doors leading to the garden. The open plan kitchen and breakfast room which provides access to a ground floor shower room and the garden. The kitchen is fitted with a range of wall and base units with quartz worktops, an integrated fridge/freezer, dishwasher, oven, microwave and gas hob.

A secondary entrance to the front leads to an inner hallway, offering a second access to the kitchen and breakfast room. This area also includes two additional well-proportioned rooms, one with log burning stove, perfect for annexe accommodation, extra reception rooms, bedrooms, or home office space.

Upstairs, the first-floor landing features built-in storage and leads to the master bedroom with fitted wardrobes, a second double bedroom, a third well-proportioned bedroom with a built-in storage cupboard, and the main bathroom, which boasts a stunning clawfoot roll-top bath.

The property offers ample off-road parking with a gated, block-paved driveway and decorative planted borders. The well-established rear garden is generous in size and enjoys a private aspect, backing onto Pitcheroak Golf Course. It features a paved patio with steps leading to a split-level lawn with maturely planted borders, paved and pergola seating areas, a shed, and a summerhouse.



Plymouth Road, 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.

- Traditional and Extended Detached Home
- Three Reception Rooms
- Principal Bathroom, Shower Room and Guest WC
- Well-Established Rear Garden
- Gated Driveway Parking
- Three / Four Bedrooms
- Open Plan Kitchen and Breakfast Room
- Versatile Accommodation / Annexe
- Backing On To Pitcheroak Golf Course
- Characterful And Stylish Interiors



29070234, 11/12 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
140, Plymouth Road REDDITCH B67 4PA	Energy rating <b>D</b>	Valid until: 15 July 2027
		Certificate number: 8398-2975-4229-8507-4332
Property type	Detached house	
Total floor area	150 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/landlords-privately-rented-property-current-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/landlords-privately-rented-property-current-energy-efficiency-standard-landlord-guidance>

**Energy rating and score**

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

[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
92-100	A		
81-91	B		
69-80	C		
55-68	D	Yes	
39-54	E		
21-38	F		
1-20	G		

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8398-2975-4229-8507-4332/print-view>

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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.

