



arden
ESTATE AGENTS

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Wheatcroft Close, Brockhill, Redditch B97 6UL

Offers In Region Of £245,000

3 2 1



The internal accommodation comprises an entrance hallway with stairs leading to the first floor and a convenient guest WC. The dual-aspect lounge includes a feature fireplace and surround, while the spacious kitchen/diner boasts French doors opening to the garden, under-stairs storage, and ample room for a dining table and chairs. The kitchen is equipped with a range of wall and base units, as well as an integrated double oven and hob.

Upstairs, the landing offers airing cupboard storage and access to the master bedroom, which includes built-in storage and an en-suite shower room. There are two additional well-proportioned bedrooms and a main bathroom with a shower over the bath.

Outside, the property benefits from an enclosed rear garden featuring a paved patio, a lawn within fenced boundaries, and gated side access. Off-road parking is available, along with vehicular access to a detached single garage, which also has a side pedestrian door leading to the garden.

Kitchen/Diner - 4.9m x 3.16m (16'0" x 10'4")

Lounge - 3.83m x 4.37m (12'6" x 14'4") max

WC - 1.13m x 1.94m (3'8" x 6'4")

Garage - 2.5m x 5.45m (8'2" x 17'10")

Master Bedroom - 3.02m x 2.83m (9'10" x 9'3")

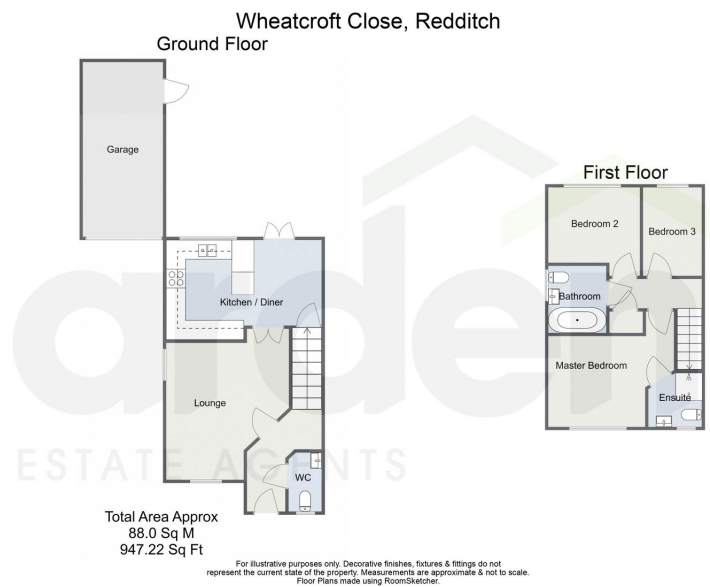
Ensuite - 1.67m x 1.69m (5'5" x 5'6")

Bedroom 2 - 2.86m x 2.76m (9'4" x 9'0") max

Bedroom 3 - 1.83m x 2.76m (6'0" x 9'0")

Bathroom - 1.81m x 2.09m (5'11" x 6'10")





- Modern Semi-Detached House
- Dual Aspect Lounge
- Bathroom, En-Suite and Guest WC
- Off Road Parking
- No Upward Chain
- Three Bedrooms
- Kitchen/ Diner
- Enclosed Rear Garden
- Detached Garage
- EPC Rating - C



Energy performance certificate (EPC)

12 Wheatcroft Close REDDITCH B97 6UL	Energy rating C	Valid until: 14 October 2034
		Certificate number: 2127-1124-6129-1131-4141

Property type: Semi-detached house
Total floor area: 77 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

The graph shows this property's current and potential energy rating.

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

[See how to improve this property's energy efficiency.](#)

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	← C	
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.

