








**Nutford Street, Brockhill, Redditch B97 6DG**

**Offers In Region Of £375,000**

 4  2  1





The accommodation briefly comprises an inviting entrance hallway with stairs rising to the first floor, a generous lounge featuring a stylish fireplace and surround, and a modern open-plan dining kitchen with French doors opening to the garden and handy understairs storage. The kitchen is fitted with an variety of stylish wall and base units, a breakfast bar, and integrated dishwasher, double oven and gas hob. Adjacent to the kitchen is a utility room, offering side access and a convenient guest WC. Upstairs, the first-floor landing provides built-in storage and leads to the master bedroom, complete with built-in wardrobes, additional storage, and an en-suite shower room. The accommodation further offers two additional double bedrooms, a fourth well-proportioned bedroom, and the principal bathroom.

Outside, the property boasts a beautifully landscaped rear garden designed for low maintenance, featuring a paved patio, decking, and a gravelled area, all enclosed by fenced boundaries. The garden also includes a fantastic summerhouse, providing a versatile space ideal for home working or leisure activities. To the front, there is driveway parking along with vehicular access to the garage.

#### Room Dimensions:

**Summer House** - 3.53m x 2.28m (11'6" x 7'5")

**Garage** - 4.83m x 2.84m (15'10" x 9'3")

**Lounge** - 4.81m x 3.35m (15'9" x 10'11") max

**Kitchen/Diner** - 5.61m x 3.1m (18'4" x 10'2")

**Utility Room** - 2.13m x 1.59m (6'11" x 5'2")

**WC** - 1.6m x 0.87m (5'2" x 2'10")

#### **Stairs To First Floor Landing**

**Master Bedroom** - 4.4m x 4.41m (14'5" x 14'5") max

**Ensuite** - 2.1m x 1.84m (6'10" x 6'0") max

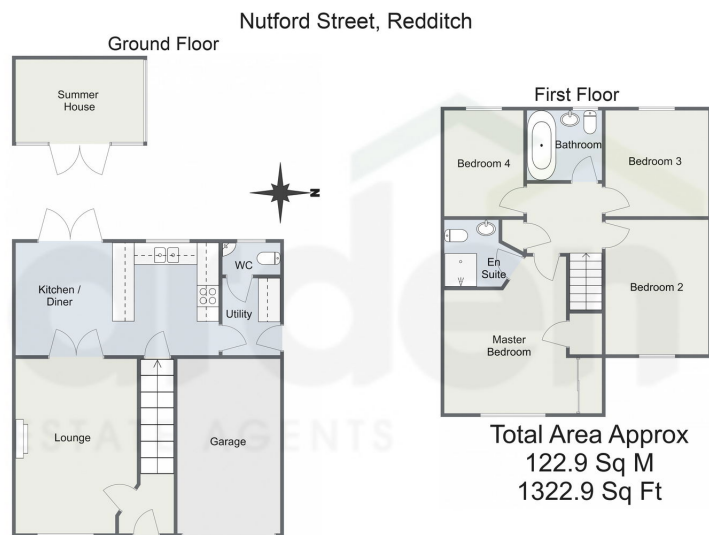
**Bedroom 2** - 3.71m x 2.85m (12'2" x 9'4")

**Bedroom 3** - 2.94m x 2.84m (9'7" x 9'3")

**Bedroom 4** - 2.92m x 2.18m (9'6" x 7'1")

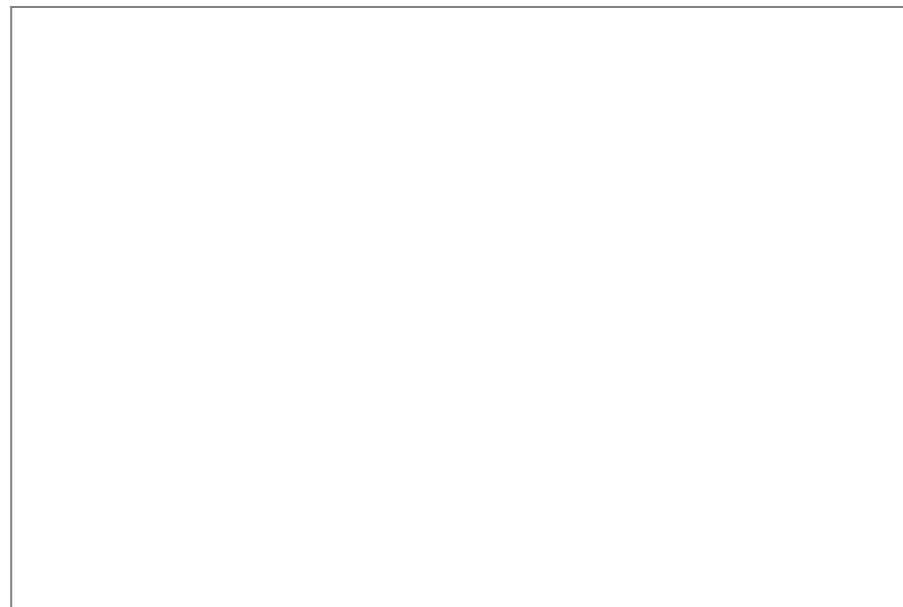
**Bathroom** - 2.07m x 1.92m (6'9" x 6'3")





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 Designed Detached Home
- Spacious Lounge
- Separate Utility
- Landscaped Garden with Summerhouse
- No Upward Chain
- Four Well-Proportioned Bedrooms
- Modern Dining Kitchen
- Bathroom, En-Suite & Guest WC
- Driveway and Garage
- EPC - B



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.

