



Packington Close, Winyates Green, Redditch B98 0FZ

Offers Over £650,000

5 2 3



A wonderfully appointed five-bedroom executive detached home, located in an exclusive development of just nine properties within a private cul-de-sac in Winyates Green. The property boasts generously proportioned, modern and stylish accommodation, a beautifully landscaped rear garden, driveway parking and a detached double garage.

Built in 2020, this property comes with the remaining NHBC warranty and has been finished to an exceptional standard. It features numerous upgrades, including zoned underfloor heating throughout the ground floor and main family bathroom, internal oak doors, and a Nest thermostat for modern, energy-efficient living. The accommodation begins on the ground floor with an inviting entrance hallway, complete with built-in cloak storage, a guest WC, and stairs leading to the first floor. The spacious formal lounge features an attractive fireplace and surround and there is a dedicated home office space. At the heart of the home is the impressive kitchen and living area, seamlessly connected to an open-plan dining room and with a separate utility room leading off. The kitchen boasts a stylish array of wall and base units, a central island with a breakfast bar, and integrated appliances. This space also offers ample room for comfortable seating and includes convenient under-stairs storage. The dining area is enhanced by French doors that open to the garden and a stunning lantern roof. Upstairs, the generously sized first-floor landing leads to the master bedroom, complete with fitted wardrobes and an en-suite shower room. There are four additional well-proportioned bedrooms, all featuring built-in wardrobes, and a principal bathroom that includes both a bath and a separate corner shower enclosure.

Externally, the property enjoys a generous wrap-around garden with a private rear aspect, primarily laid to artificial lawn for low-maintenance care. The outdoor space includes a paved patio, and a pergola seating area, all enclosed within secure fenced boundaries with a side access gate. Additionally, there is ample driveway parking and a detached double garage, with electric garage vehicular door and a side pedestrian door.

Situated in Winyates Green, the nearby town of Redditch provides convenient access to motorway links (M42, junctions 2 & 3) as well



Packington Close, Redditch
Ground Floor



Total Area Approx
160.9 Sq Ft
1,732.0 Sq M

First Floor



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.

- Wonderfully Appointed Executive Detached Home
- Spacious Lounge and Home Office
- Separate Utility Room
- Landscaped Wrap Around Garden
- Exclusive Development of Just Nine Properties
- Five Well-Proportioned Bedrooms
- Impressive Kitchen, Living Space and Open Plan Dining Room
- Principal Bathroom, En-Suite to Master and Guest WC
- Driveway Parking and Detached Double Garage
- EPC - Band B



Energy performance certificate (EPC)																																		
7, Packington Close REDDITCH B98 0LJ	Energy rating B	Valid until: 9 March 2030																																
		Certificate number: 9809-4078-7327-6690-5270																																
Property type	Detached house																																	
Total floor area	157 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 B. It has the potential to be A.																																		
See how to improve this property's energy efficiency.																																		
The graph shows this property's current and potential energy rating.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		

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.

