

oulsnam



10 Findon Close, Redditch, B97 6UG

EPC: C

OULSNAM ARE DELIGHTED TO OFFER FOR SALE this exceptional family home offering flexibility and quality throughout and is perfectly suited to growing families or those seeking multi-generational living. Situated within a quiet close in the highly sought-after Brockhill district of Redditch.

EP RATING: C

COUNCIL TAX BAND:

SITUATION

Brockhill is one of the most desirable residential areas of Redditch, with development commencing in the late 1990s. Now established as the town's most westerly district, the area enjoys immediate access to open countryside, excellent local amenities and convenient links to Redditch town centre. The nearby M42 motorway provides superb connectivity to Birmingham and the wider motorway network.

SUMMARY OF ACCOMMODATION:

The property is approached via a generous driveway, providing ample off-road parking, and is entered through a welcoming hallway with oak LVT flooring and oak doors.

The dual-aspect living room is a bright and elegant space, featuring a bay window to the front and an attractive fireplace, creating a warm focal point.

The spacious kitchen/dining room is beautifully appointed with granite worktops and matching splashbacks, an extensive range of wall and base units, and a stainless steel one-and-a-half bowl sink with mixer tap, filtered and boiling water tap. Integrated appliances include a fridge, freezer and dishwasher, complemented by a Rangemaster cooker with extractor and full-height splashback.

A separate utility room provides additional practicality, offering space for a washing machine, tumble dryer and chest freezer, and houses the boiler.

Leading from the kitchen is a substantial conservatory, complete with ceiling fan, lighting, electric heaters, insulated floor and sliding doors opening onto the rear garden. This is a superb additional reception space ideal for all year round. The vendor advises there is a full water softening system installed.

A particular highlight of the ground floor is the impressive bedroom suite, offering flexible living options. This space comprises a generous bedroom area, dressing area (currently utilised as a home office), a walk-in wardrobe and a luxurious en-suite featuring a freestanding bath, walk-in shower, pedestal wash basin, WC and heated towel rail. A separate cloakroom completes the ground floor accommodation.

To the first floor are four further bedrooms, three of which are comfortable doubles. Bedrooms two and three benefit from their own en-suite facilities and dressing areas, while the remaining bedrooms are served by a well-appointed family bathroom. There is access to the loft space, which is partially boarded.

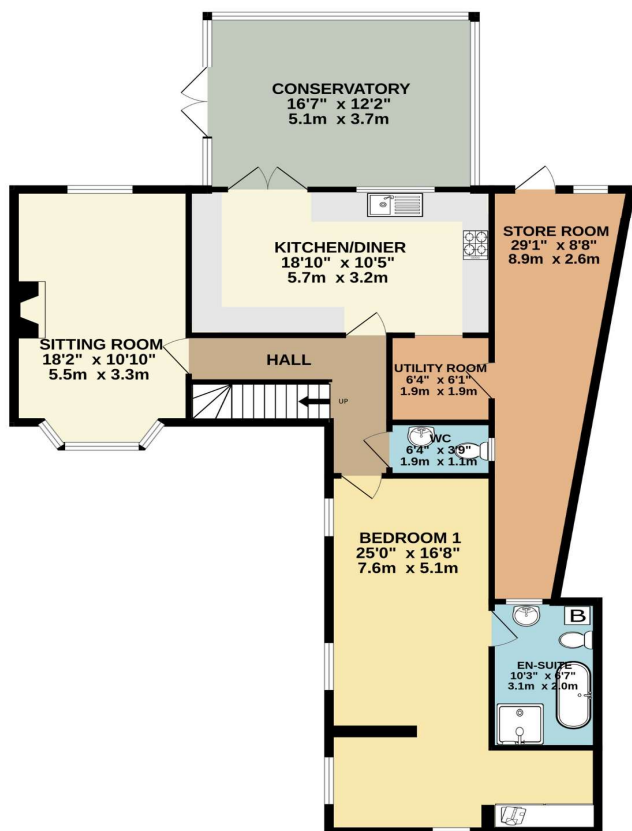
OUTSIDE:

The beautifully landscaped rear garden features a central timber built garden gazebo providing a superb covered entertaining area. There is also a workshop to the rear of the garden with power and light and a greenhouse to be included.

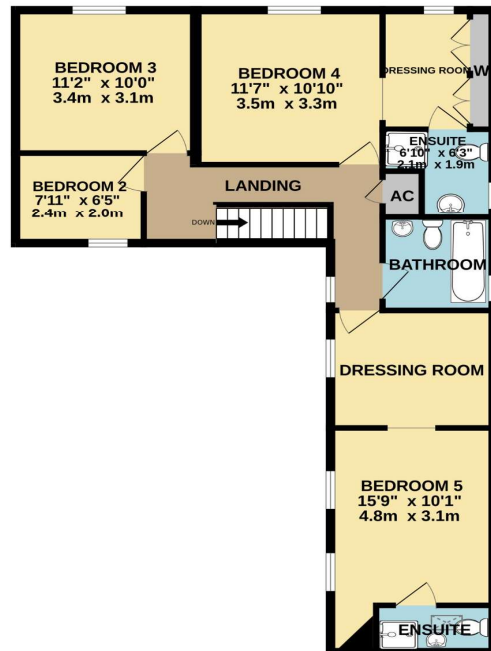
The property also boasts a full CCTV system consisting of 5 night vision cameras around the property.



GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



10 FINDON CLOSE B97 6UG

TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.