



**Belmont Close, Redditch, B97 5AW**

**Guide price £795,000**

  
**KING**  
HOMES

**\*\* VIDEO TOUR \*\* Substantial Five Bedroom Detached Family Residence \*\* Five Versatile Reception Rooms \*\* 3120 Sq. Ft Total\*\* Uninterrupted Views to the Rear \*\* Exceptional Principal Bedroom with En-Suite \*\* Kitchen/Breakfast Room & Utility \*\* Double Garage \*\* Extensive Driveway Parking \*\* Beautifully Landscaped Rear Garden \*\* Prestigious Cul-De-Sac Location \*\* Occupying a prominent position within the highly regarded Belmont Close, this substantial detached family residence immediately impresses with its generous plot, extensive frontage and sweeping block-paved driveway. Offering five versatile reception rooms, five bedrooms, extensive parking and beautifully landscaped gardens, this is a superb family home combining exceptional space, flexibility and practicality.**



Occupying a prominent position within the highly regarded Belmont Close, this substantial detached family residence immediately impresses with its generous plot, extensive frontage and sweeping block-paved driveway. Beautifully maintained throughout, the property offers spacious and versatile accommodation complemented by mature landscaped gardens.

An extensive block-paved driveway provides parking for numerous vehicles and leads to the double garage, whilst the attractive frontage and mature planting create an excellent first impression upon arrival.

Stepping inside, a welcoming entrance hall sets the tone for the accommodation that unfolds throughout the property. Positioned to the rear, the impressive living room is centred around an attractive feature fireplace and enjoys an abundance of natural light, with French doors opening into the conservatory beyond.

Flooded with natural light, the conservatory creates a superb additional reception space and takes full advantage of the property's exceptional rear outlook, with extensive glazing framing views across the beautifully landscaped gardens and enjoying uninterrupted views beyond.

Also overlooking the garden, the dining room provides an elegant setting for both formal entertaining and family gatherings, with French doors opening directly onto the rear terrace and creating a seamless connection between the indoor and outdoor living spaces.

Forming the heart of the home, the kitchen/breakfast room combines practicality with generous proportions. Fitted with an extensive range of units and ample work surface space, the room comfortably accommodates informal dining whilst enjoying pleasant views across the garden. A separate utility room adds further convenience and provides direct access to the double garage.

The ground floor also benefits from both a dedicated study and a separate office, offering excellent flexibility for those working from home, running a business, or simply requiring additional reception space. A guest WC completes the accommodation on this level.

To the first floor, the landing gives access to five well-proportioned bedrooms. The principal bedroom is particularly impressive, occupying a substantial footprint and benefiting from fitted wardrobes. Bedroom five is currently utilised as a dressing room creating a versatile arrangement that could easily be adapted to suit individual requirements. Bedrooms two, three and four are all generously sized and are served by a spacious family bathroom fitted with both a bath and separate shower enclosure.

A true highlight of the property is the beautifully landscaped rear garden. Thoughtfully designed and meticulously maintained, it features an extensive paved terrace ideal for outdoor dining and entertaining, expansive lawns, established planting, ornamental borders, a fish pond and a variety of seating areas. The garden also benefits from a substantial heritage-style part-brick greenhouse, providing an excellent space for horticultural enthusiasts. Mature boundaries provide a high degree of privacy, whilst uninterrupted views beyond the rear boundary create a wonderful setting for family life and social occasions alike.

Combining generous accommodation, exceptional outdoor space, extensive parking and a highly desirable cul-de-sac location, this impressive detached home offers a rare opportunity to acquire a property of genuine scale and versatility within a sought after setting.

#### **Porch**

#### **Hall**

**Kitchen/Breakfast Room** 14'6" x 12'1" (4.44m x 3.69m)

**Utility** 7'9" x 15'6" (2.37m x 4.73m)

**Living Room** 21'7" x 19'1" (6.58m x 5.82m)

**Conservatory** 9'0" x 16'5" (2.75m x 5.02m)

**Dining Room** 11'8" x 15'8" (3.56m x 4.80m)

**Office** 11'11" x 13'11" (3.65m x 4.26m)

**Study** 6'5" x 10'0" (1.97m x 3.06m)

#### **Landing**

**Bedroom 1** 21'6" x 17'1" (6.57m x 5.23m)

**En-suite** 8'2" x 5'1" (2.49m x 1.55m)

**Bedroom 2** 11'11" x 13'11" (3.65m x 4.26m)

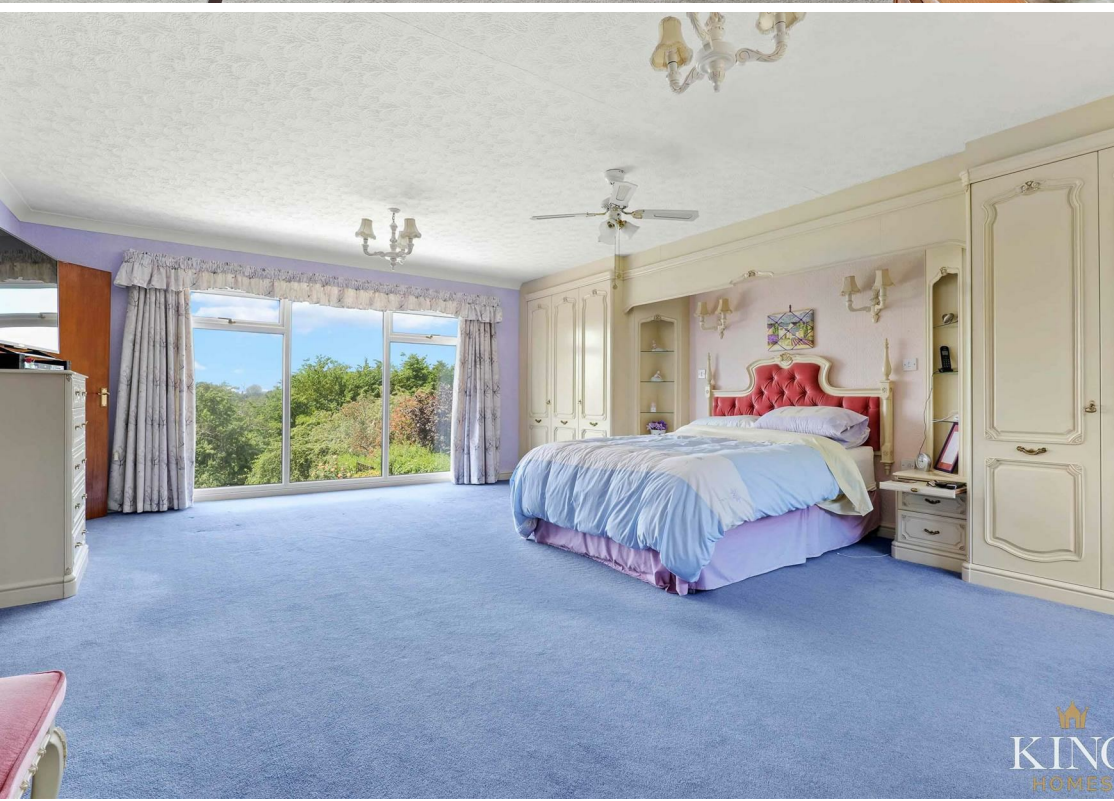
**Bedroom 3** 12'3" x 12'1" (3.74m x 3.69m)

**Bedroom 4** 9'7" x 12'1" (2.93m x 3.69m)

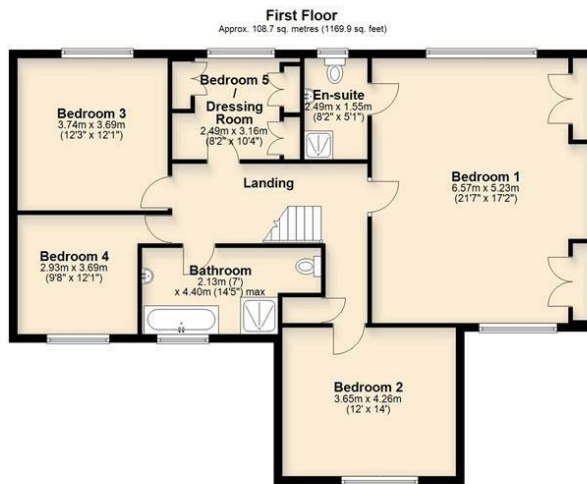
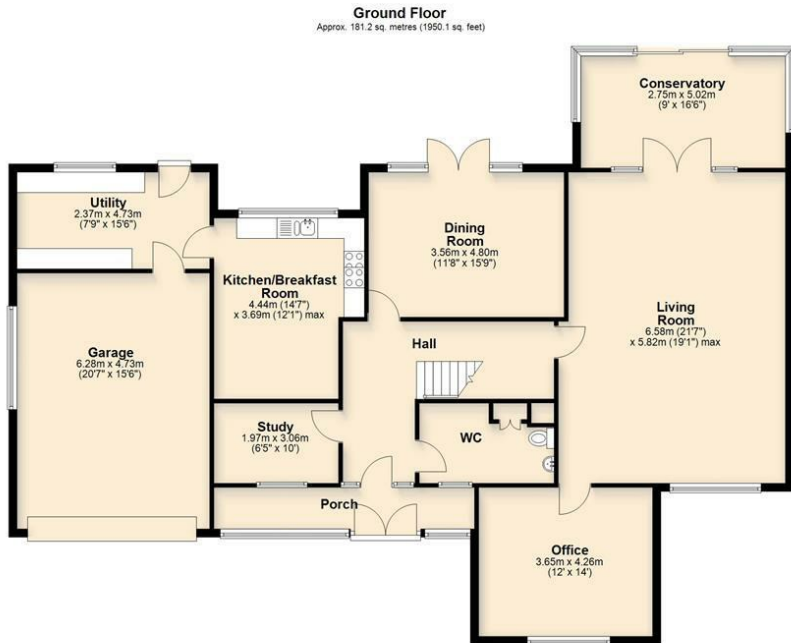
**Bedroom 5 / Dressing Room** 8'2" x 10'4" (2.49m x 3.16m)

**Bathroom** 6'11" x 14'5" (2.13m x 4.40m)

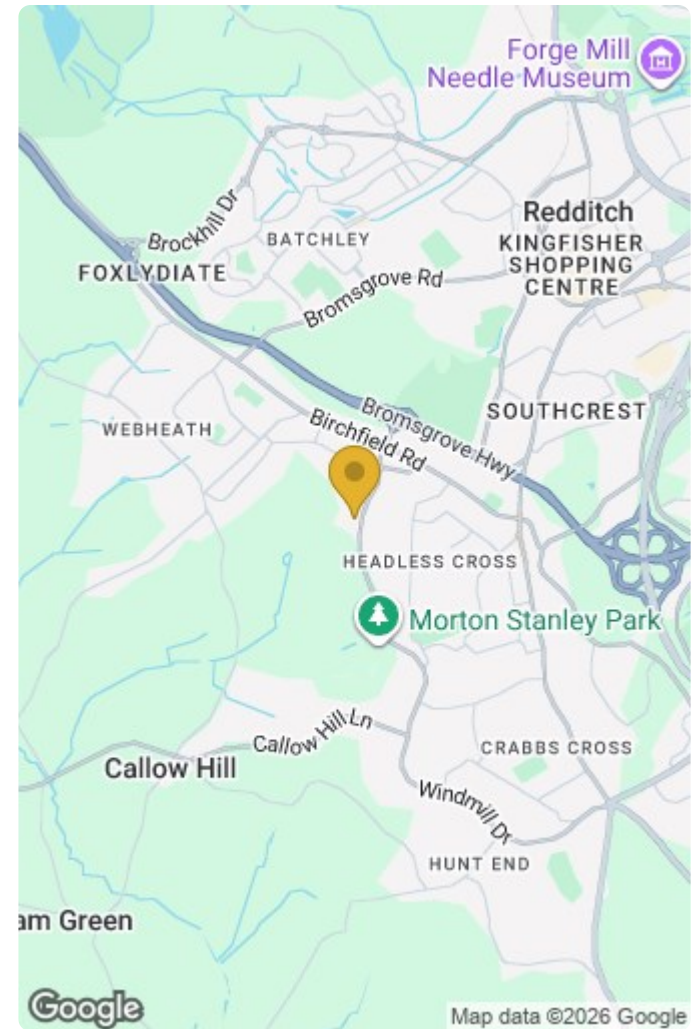
**Garage** 20'7" x 15'6" (6.28m x 4.73m)







Total area: approx. 289.9 sq. metres (3120.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	