

AP MORGAN



Ledbury Close, Matchborough East, Redditch
Offers in excess of £290,000

Features:

- Well-presented semi-detached house
- Three good sized bedrooms
- Spacious lounge with bay window
- Open plan kitchen/diner
- Family bathroom
- Large rear garden
- Multi-car driveway and garage
- EPC- C
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Description:

This spacious and well presented, three-bedroom semi-detached house is situated in the sought after area of Matchborough East, Redditch. The perfect family home with plenty of living space and a stylish décor throughout as well as amenities including shops, schools and Country parks all located nearby.

Located at the end of a quiet cul-de-sac, upon approach to the property there is a large multi-car driveway which also provides access to the attached single car garage.

Moving inside, the property briefly comprises of an entrance hall with stairs leading up to the first floor landing; spacious and stylish lounge with large bay window; open plan kitchen/diner with integrated appliances including dishwasher, double oven and hob as well as double patio doors leading into the garden; utility room with space for freestanding appliances as well as a side door for access into the garden and door leading into the garage; first floor landing with airing cupboard; two double bedrooms each with built in storage space; good sized single bedroom with storage cupboard and finally a stylish family bathroom with p-shaped bath and shower.

The lovely rear garden is a very good size comprising of a large lawn with a patio area perfect for outdoor furnishings. there are flower beds running along each of the border's ideal for those keen on gardening as well as a side gate for ease of access from the front of the house. There is also woodland behind the property which means that it is not overlooked from the back.

Well situated in Matchborough East, the property has easy access to local amenities and bus routes, as well as to Redditch Town Centre, boasting an assortment of amenities including shops, restaurants, bar and cinema, as well as the local bus and railway networks. Motorway networks M5 and M42 are easily accessible.



Details:

Lounge 15'1" x 12' (4.6m x 3.66m)

Kitchen/Diner 15'3" x 10'6" (4.65m x 3.2m)

Bedroom One 13'2" x 8'6" (4.01m x 2.6m)

Bedroom Two 10'8" x 8'6" (3.25m x 2.6m)

Bedroom Three 9'8" x 6'5" (2.95m x 1.96m)

Bathroom 7'4" x 6'4" (2.24m x 1.93m)

Utility Room 10'7" x 8' (3.23m x 2.44m)

Entrance Hall

Landing

Garage 17'8" x 8'7" (5.38m x 2.62m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

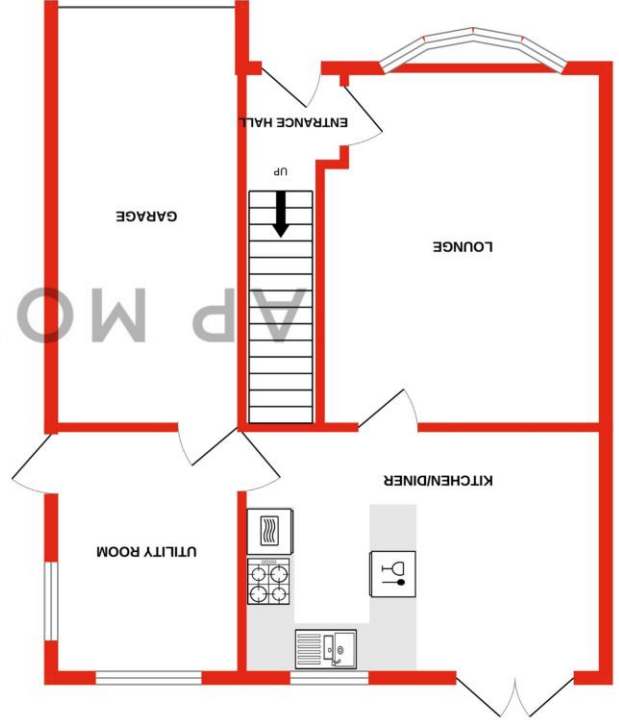
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

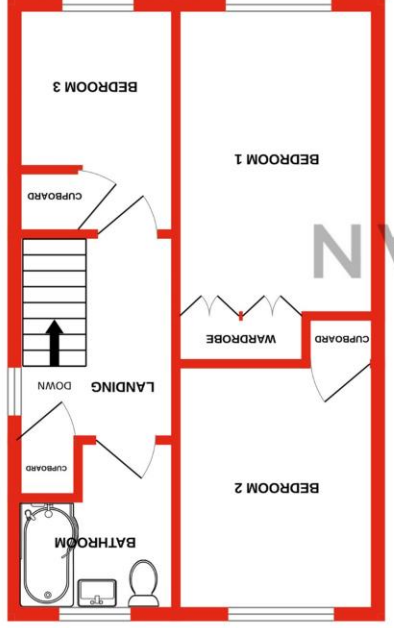
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Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR: 623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR: 391 sq.ft. (36.3 sq.m.) approx.

TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.
While 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.
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