

AP MORGAN



Salford Close, Redditch, Worcestershire
Offers in excess of £215,000

Features:

- For sale by modern method of auction
- Detached family home
- Open plan living space with feature fireplace
- Fitted kitchen/breakfast room
- Three good-sized bedrooms
- Modern wetroom
- Mature rear garden
- Private driveway and single garage

Description:

A sizeable, detached family home, boasting three bedrooms and a generous, flexible ground floor living space. This property is positioned in a popular residential area within Woodrow South, Redditch, and is offered with no onward chain.

To the front of the property is a private tarmacked driveway providing ample off-road parking space, a generously sized front lawn, along with access to the attached garage.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first-floor landing, fitted kitchen/breakfast room with space for freestanding appliances, spacious and open plan living/dining room with a feature fireplace and log burner, along with a good-sized study room with access into the garage.

The first-floor landing establishes: bedroom one with a built-in wardrobe and view to the rear garden, double bedroom two with store cupboard, good-sized bedroom three with a view to the rear garden, and the recently fitted wet-room.

Outside to the rear is a mature garden with an initial paved patio, then laid to lawn with hedged borders and fenced boundaries.

Well placed on a quiet cul-de-sac, the property benefits from being nearby to shops, local schools (Woodrow First School), Alexandra hospital and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of amenities, along with the local bus and railway stations. It is also conveniently placed to access national motorway networks (M5 and M42).



Details:

Entrance Porch

Hallway

Kitchen/Breakfast Room 8'8" x 9'9" (2.64m x 2.97m)

Living Room 10'4" x 14'8" (3.15m x 4.47m)

Dining Area 7'1" x 13'2" (2.16m x 4.01m)

Study 7'5" x 8'8" (2.26m x 2.64m)

Bedroom One 10'7" x 11'4" (3.23m x 3.45m)

Bedroom Two 8'9" x 11'4" (2.67m x 3.45m)

Bedroom Three 7'8" x 6'5" (2.34m x 1.96m)

Wetroom 6'5" x 5'8" (1.96m x 1.73m)

Garage 15'9" x 8'1" (4.8m x 2.46m)



EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (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?

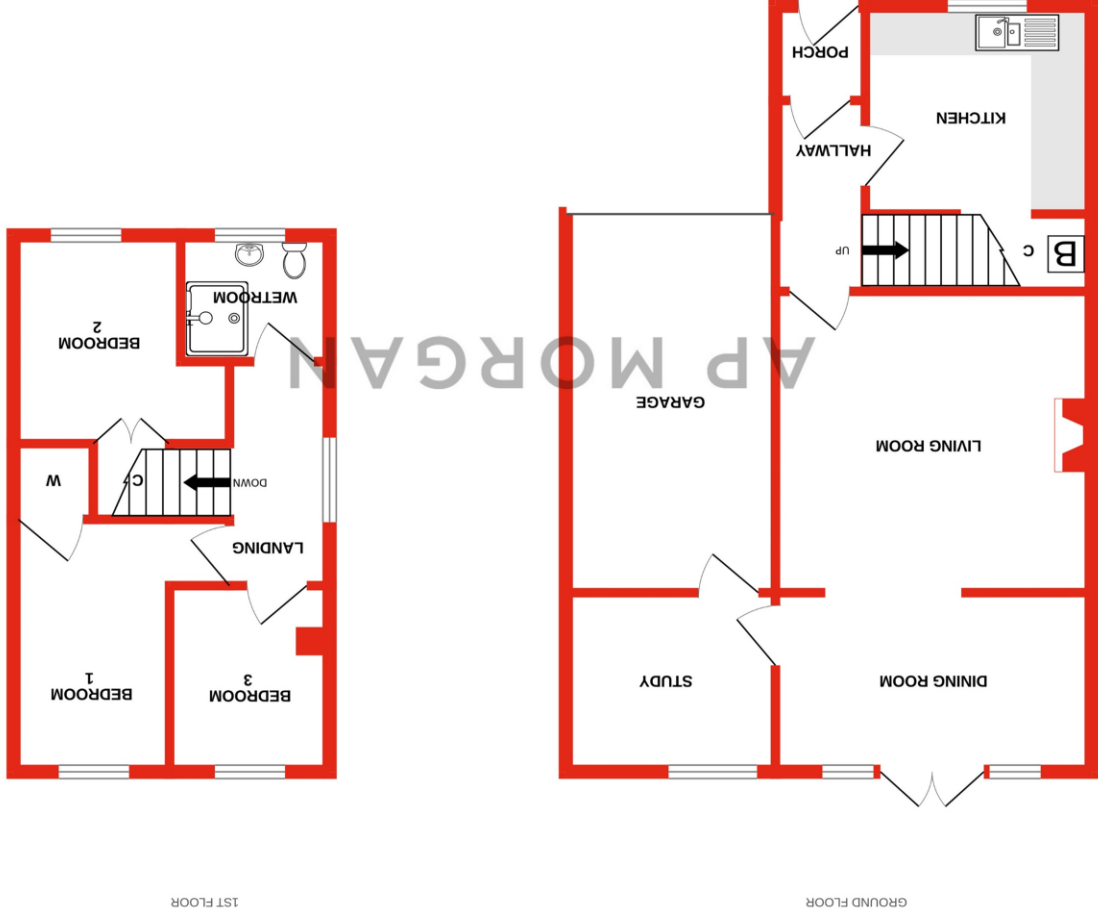
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



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 ©2023

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.