

AP MORGAN



**Rangeworthy Close, Walkwood, Redditch,
£230,000**

Features:

- Freehold, two bedroom semi-detached
- Spacious lounge
- Fitted kitchen
- Large conservatory
- Two double bedrooms
- Private, versatile garden
- Driveway provides off road parking for 2 cars
- EPC-E

Description:

A meticulously maintained, two-bedroom semi-detached freehold property in the desirable area of Walkwood.

The front of the property presents a brief garden space laid to a lawn with planted borders, a tarmac driveway allowing tandem parking for two vehicles, with additional off-road parking bays nearby. There is also side gated access to the rear garden.

The ground floor of the property comprises: a spacious lounge with a gas fireplace and a new generous sized thermostatic electric Fischer heater, which warms both the lounge and the whole of the upstairs nicely. The lounge has stairway access leading up to the first floor. The kitchen has an induction hob with a concealed extractor fan canopy, as well as an electric oven and sink. There is also an integrated space and plumbing available for a washing machine as well as access to the conservatory through a glazed sliding door. This property also offers a ground floor WC.

The first-floor landing establishes: bedroom one, a well-proportioned double with a quaint view over the garden and surrounding area, bedroom two is also a good-sized double bedroom, offering fitted wardrobes and a set of 5 drawers. The bathroom offers a bath/shower, sink, integrated storage/airing cupboard and a WC. The landing has access to a fully boarded loft via a drop-down ladder.

To the rear of the property, it has a generous sized, well-maintained garden, which is accessed via the French doors of the conservatory. This offers a versatile space, with an initial raised area laid to a pale shingle, stepped down to a space laid to lawn and a patio-laid space to the side of the property, with a pergola overhead. This garden features fenced boundaries.

Situated in Walkwood, this position is in very close proximity to the town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.



Details:

Lounge 17'9" x 12'2" (5.4m x 3.7m) (into stairwell)

Kitchen 8'6" x 12'2" (2.6m x 3.7m)

Conservatory 13'1" x 11' (4m x 3.35m)

WC

Landing

Bedroom One 8'7" x 12'2" (2.62m x 3.7m)

Bedroom Two 8'10" x 12'2" (2.7m x 3.7m)

Bathroom 4'10" x 9'3" (1.47m x 2.82m)



EPC Rating: E

Council Tax Band: B (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.

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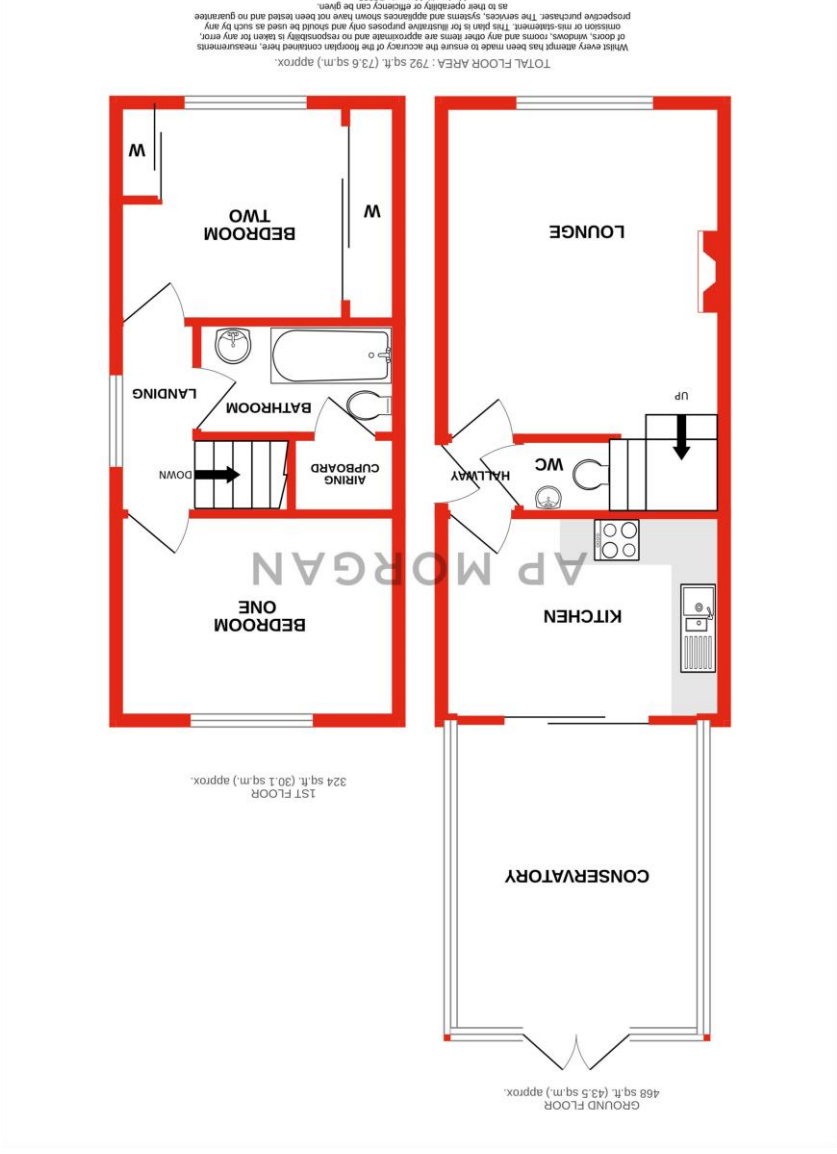
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