

AP MORGAN



Mercot Close, Redditch, Worcestershire
Offers in excess of £385,000

Features:

- Offered with no onward chain
- Detached family home
- Flexible living space
- Modern fitted kitchen
- Four bedrooms
- Impressive bathroom and ground floor shower room
- Landscaped rear garden and private driveway
- EPC rating: C

Description:

A well-presented, deceptively spacious detached family home, offering four good-sized bedrooms, an impressive bathroom, ground floor shower room and flexible living space. This property is positioned in a quiet area of Oakenshaw South and is offered with no onward chain.

To the front of the property is a private block paved driveway providing off-road parking space, side gate access through to the rear garden, along with access into the garage store.

The ground floor accommodation briefly comprises: Entrance porch and spacious hallway with stairs rising to the first-floor landing, lounge area with feature bay window, spacious dining room with views and access to the rear garden and sunroom, fitted kitchen with integrated appliances (gas hob, oven, extractor hood, dishwasher and sink), utility room with space for freestanding appliances, and the modern ground floor shower room.

The first-floor landing establishes: Double bedrooms one and three with space for wardrobes, double bedroom two with fitted wardrobes, good-sized bedroom four with storage space, and the impressive family bathroom providing a p-shaped bath with overhead shower, wash basin and WC.

To the rear is a beautifully landscaped, yet low maintenance garden with an initial paved patio area, gravel with feature planted borders, and steps rising to a private decking area perfect for outdoor dining or entertaining.

Situated in the desirable district of Oakenshaw South, nearby to local supermarkets, schools and hospital. This property is 3.0 mile from Redditch Town Centre, offering an assortment of further amenities in shops, restaurants, bars and entertainment, along with the local bus and railway stations.



Details:

Entrance Hallway

Kitchen 11' x 7'6" (3.35m x 2.29m)

Dining Room 10'2" x 15'9" (3.1m x 4.8m)

Sun Room 6'2" x 9'9" (1.88m x 2.97m)

Lounge 14'4" x 12'5" (4.37m x 3.78m)

Utility Room 6' x 7'8" (1.83m x 2.34m)

Shower Room 5'3" x 7'8" (1.6m x 2.34m)

Bedroom One 18'6" x 8'1" (5.64m x 2.46m)

Bedroom Two 12'8" x 8'4" (3.86m x 2.54m)

Bedroom Three 10'10" x 11'2" (3.3m x 3.4m)

Bedroom Four 9'6" x 7'2" (2.9m x 2.18m)

Bathroom 6'10" x 12'8" (2.08m x 3.86m)

Garage Store



EPC Rating: C

Council Tax Band: D (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?

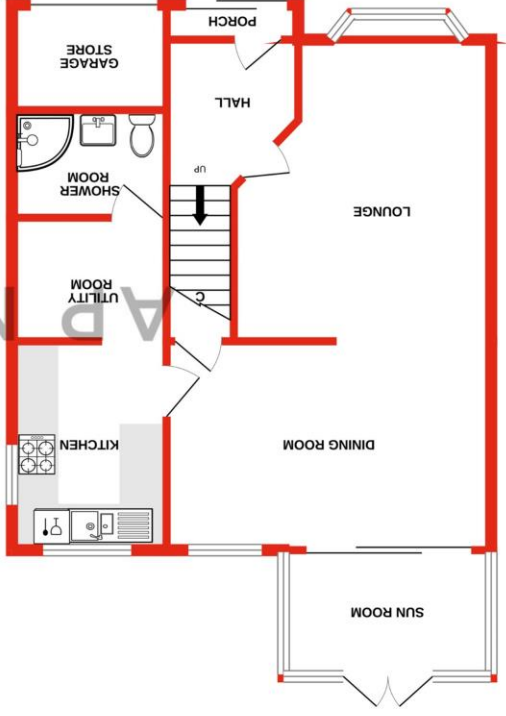
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

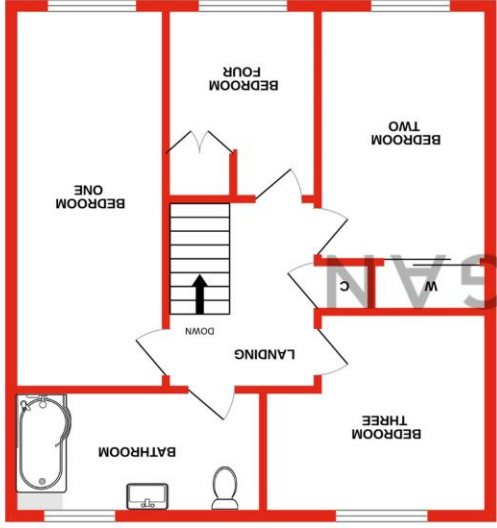
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Need a removal company and storage?

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GROUND FLOOR



1ST FLOOR

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.
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