

AP MORGAN



**Rockford Close, Redditch,**  
Asking Price £425,000

### Features:

- Well-presented detached family home
- Sought-after cul-de-sac location backing onto woodland
- Four well proportioned bedrooms
- Two reception rooms & sizable heated conservatory
- Contemporary fitted kitchen
- Family bathroom, en-suite & ground floor W/C
- Driveway, double garage & attractive rear garden
- EPC - D

### Description:

An excellent opportunity to purchase this well-presented, four-bedroom detached family home, situated in a sought-after cul-de-sac location of Oakenshaw South, Redditch. The spacious property includes an en suite, two reception rooms, a spacious conservatory, a contemporary kitchen, and attractive, well-established, private gardens which back onto mature woodland.

The property is approached via a large driveway, with access to the double garage via two remote operated roller shutter doors, an attractive fore-garden and enclosed double glazed porch leading to the front door. Moving inside the you'll find a welcoming hallway leading to a downstairs WC. The lounge features a charming fireplace with natural limestone surround and sliding patio doors that open to a generously sized and heated conservatory, which also has French doors connecting to the rear garden. A dining room complements the layout, with an additional sliding patio door leading to the conservatory. The contemporary kitchen is equipped with a comprehensive range of fitted units and integrated appliances, including a larder fridge, wine chiller, dishwasher, microwave, double oven, induction hob, and extractor hood over. In addition the garage provides plumbing for a washing machine, space for an external vented tumble dryer and fitted sockets, lighting, and pitched roof offering further potential storage options.

Moving to the first floor you'll find a master bedroom with fitted furniture/wardrobes and an en suite shower room; double bedroom two and three; well-proportioned bedroom four; and a stylish family bathroom suite fitted with a Carronite Whirlpool bathtub.

Outside, the property boasts a delightful landscaped rear garden. This outdoor space offers a spacious paved patio, a well-maintained lawn, and a distinctive paved area. The garden is adorned with well-stocked beds and borders featuring a variety of plants, shrubs, and trees, all enclosed by fenced boundaries. Beyond is a private and attractive outlook over Wirehill Woods with a direct access gate, ideal for dog walking.

Situated in Redditch, the town offers convenient access to motorway links (M42, Jct 2&3), The area also benefits from good rail and bus links. Moreover, Redditch provides excellent leisure facilities, cultural attractions, and the popular Kingfisher Shopping Centre.



**Details:**

**Enclosed Porch**

**Ground Floor W/C** 7'4" x 2'8" (2.24m x 0.81m)

**Entrance Hall**

**Lounge** 12' x 16'4" (3.66m x 4.98m)

**Dining Room** 9'10" x 9'10" (3m x 3m)

**Kitchen/Breakfast Room** 12'10" x 12'9" (3.9m x 3.89m)

**Heated Conservatory** 11'1" x 22'9" (3.38m x 6.93m)

**Double Garage** 17'2" x 17'2" (5.23m x 5.23m)

**First Floor Landing**

**Master Bedroom** 15'6" x 9'10" (4.72m x 3m)

**En-suite Shower Room** 7'3" x 5'7" (2.2m x 1.7m)

**Bedroom Two** 12'4" x 10'5" (3.76m x 3.18m)

**Bedroom Three** 10'6" x 7'5" (3.2m x 2.26m)

**Bedroom Four** 12'4" x 5'9" (3.76m x 1.75m)

**Family Bathroom** 7'4" x 7' (2.24m x 2.13m)

**EPC Rating:** D

**Council Tax Band:** E (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

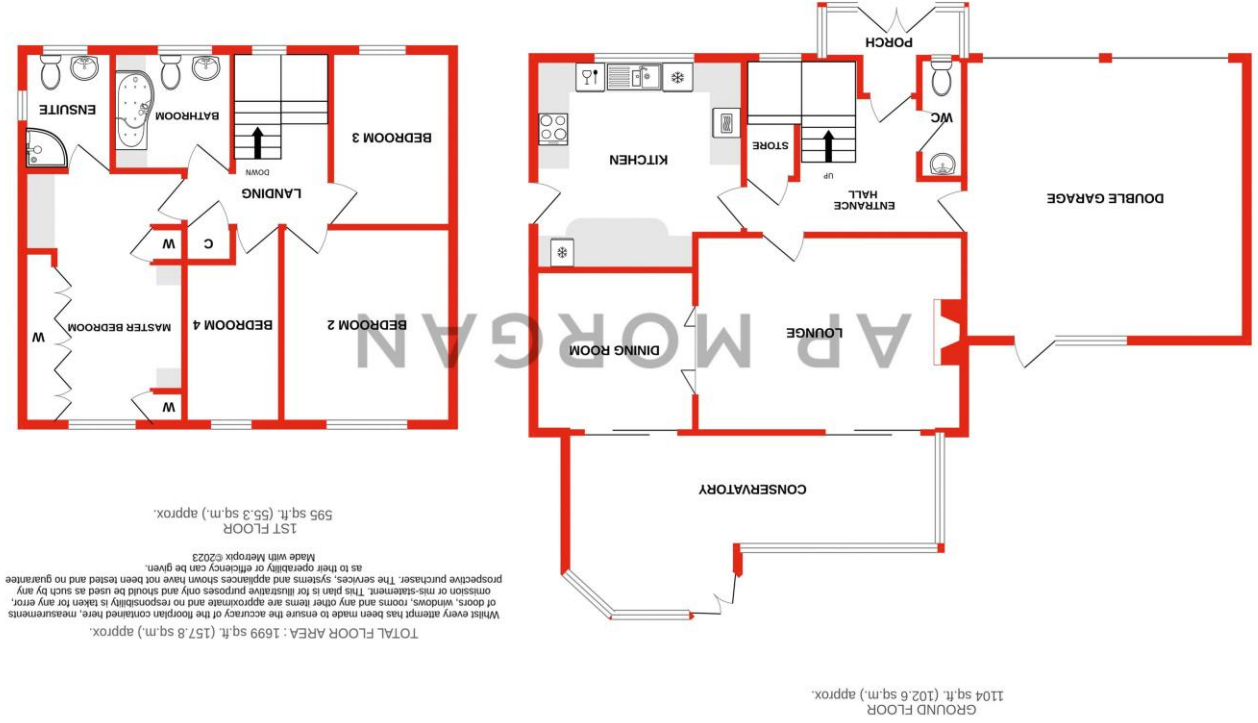
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### Need a solicitor?

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?

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