

AP MORGAN



Birchfield Road, Headless Cross,
Offers in excess of £350,000

Features:

- Three-bedroom detached family home
- Spacious lounge with bay window
- Open plan kitchen to dining space
- Two double bedrooms and a large single
- Modern bathroom
- Very generous and versatile garden
- Garage with gated driveway access
- Parking for multiple vehicles
- Ideal for extension (subject to planning permission)

Description:

A well-presented three-bedroom detached family home positioned in Headless Cross, Redditch, offering an open plan kitchen/dining space, generously sized rooms, two double bedrooms, spacious rear gardens with a large workshop, off road parking and swift access to amenities. The size of this plot, and scope of the house makes it ideal for extension (subject to planning permission).

To the front of the property is a drive space laid to sandstone shingle with a bordering slab-laid path and a gated space to the side of the house that grants access to the rear of the property and to the garage.

The ground floor accommodation comprises: a welcoming porch to entrance hall, the generously sized lounge of the property features a bay-window and electric fireplace, the fitted kitchen features a sink, gas hob, oven and space/plumbing for freestanding appliances, as well as being open plan to the dining room of the house which offers a log burner and access to the rear through a set of glazed French doors.

The first-floor landing establishes: Bedroom one is a generous double, bedroom two is a further double and bedroom three is a large single. The bathroom of the house features a shower, wash basin and WC.

To the rear is a versatile garden space laid to an initial stone-slab patio area, with the central space is laid to lawn, a low-fenced planting area, access to the large workshop/garage and fenced boundaries.



Situated in Headless Cross, this property is roughly 1.2 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:

Entrance Hall

Living Room 12'11" x 12'10" (3.94m x 3.9m) Both max

Kitchen/Diner 14'5" x 16'6" (4.4m x 5.03m) Both max

Sitting/Dining room 14'3" x 10'9" (4.34m x 3.28m) Both max (L-shaped)

Landing

Bedroom one 10'2" x 11'2" (3.1m x 3.4m) Both max

Ensuite/family shower room 10'1" x 4'4" (3.07m x 1.32m) Both max

Bedroom two 17'3" x 9'1" (5.26m x 2.77m) Both max (L-shaped)

Bedroom three 10'7" x 6'10" (3.23m x 2.08m) Both max (L-shaped)

Garage/Workshop 29' x 14' (8.84m x 4.27m) Both max

EPC Rating: E

Council Tax Band: D (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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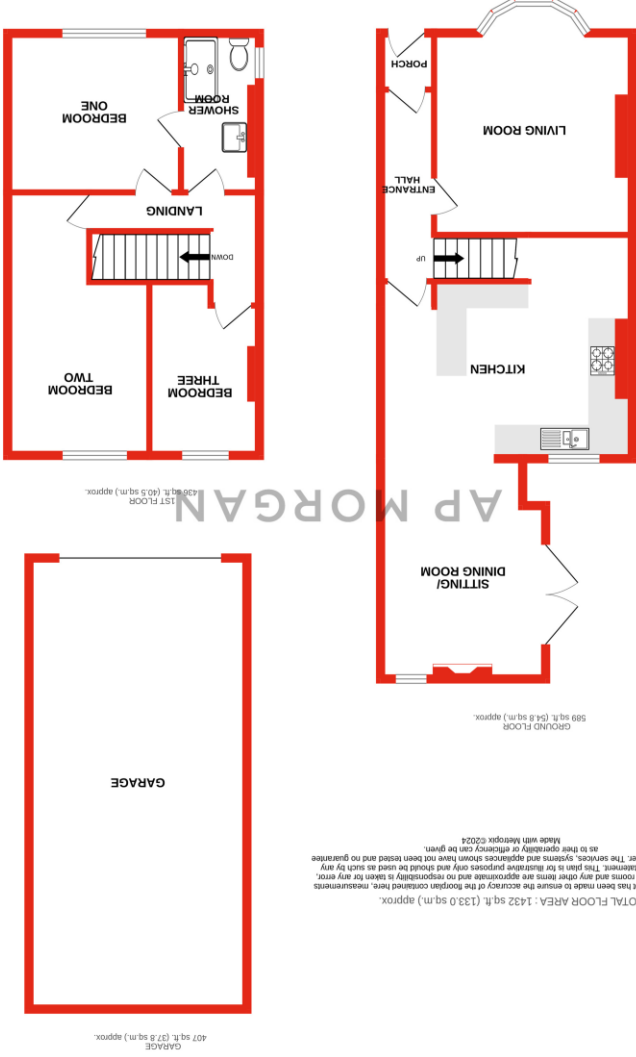
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