

AP MORGAN



Bromsgrove Road, Batchley, Worcestershire
Offers in excess of £365,000

Features:

- Four Great Size Bedrooms
- Two En-Suite Bedrooms
- Modern Bathroom
- Open Plan Living/Kitchen/Diner
- Separate Pantry
- Landscaped Rear Garden
- Off Road Parking
- Close Proximity To Town Centre

Description:

Situated between Webheath and Redditch Town Centre, backing on to Pitcheroak Woods, is this well-presented four-bedroom semi-detached home. Offering spacious and versatile accommodation across two floors, the property is ideal for families seeking a balance of tranquil surroundings and convenient urban access.

The property is approached via a private driveway providing off-road parking. A welcoming entrance hallway sets the tone for the rest of the home, offering access to the main living areas and stairs to the first floor.

The ground floor features a bright and spacious open-plan living area, perfect for modern family life and entertaining. The kitchen is well-appointed with ample worktop space, a central island, and direct access to a walk-in pantry. Adjacent to the open-plan area is a more private lounge, ideal for relaxing evenings. The hallway also leads to a convenient downstairs WC and a generously sized fourth bedroom with its own en-suite, offering flexibility for use as a guest room, home office, or additional reception space.

Upstairs, the property offers three further bedrooms, including a spacious master bedroom with a private en-suite bathroom. Bedroom two is a generously sized double, while bedroom three provides additional space suitable for children, guests, or home office use. A modern family bathroom completes the first-floor accommodation.

To the rear, the home enjoys a well-landscaped garden that backs onto the tranquil Pitcheroak Woods, creating a private and peaceful outdoor retreat. The garden also features a versatile outbuilding, suitable for storage, a gym, or a home office setup.



Redditch town centre is conveniently close by and offers a wide range of shops, restaurants, and amenities. The location also provides easy access to main motorway networks, including the M5 and M42, making it ideal for commuters.

Details:

Kitchen/Diner/Living 24'2" x 18'2" (7.37m x 5.54m) Both Max

Pantry

Lounge 13'8" x 10'5" (4.17m x 3.18m) Lounge

Bedroom 4 14'4" x 7'5" (4.37m x 2.26m)

En-Suite 7'5" x 3'2" (2.26m x 0.97m)

Downstairs WC

Master Bedroom 15'5" x 9'4" (4.7m x 2.84m) Both Max

En-Suite 9'1" x 6'6" (2.77m x 1.98m)

Bedroom 2 14'3" x 9'3" (4.34m x 2.82m) Both Max

Bedroom 3 12'2" x 7'11" (3.7m x 2.41m)

Bathroom 8'9" x 6'8" (2.67m x 2.03m) Both Max

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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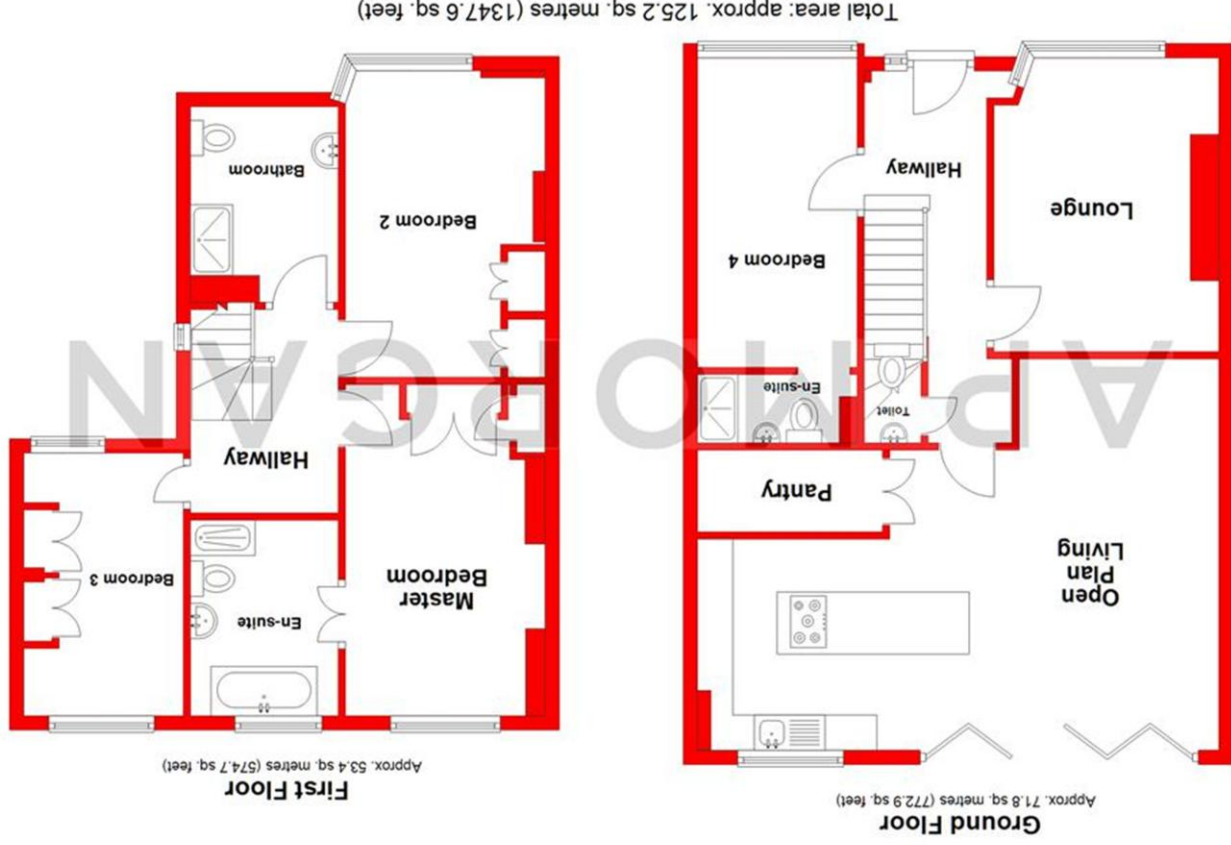
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Plan produced using PlanUp.

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