

**AP MORGAN**



**Hollowfields Close, Southcrest, Redditch**  
Offers in excess of £485,000

**Features:**

- Four Bedroom detached family home
- Spacious lounge
- Large conservatory
- Modern fitted kitchen
- Four double bedrooms
- Well-featured, versatile garden
- Drive space for parking multiple cars
- EPC- D

**Description:**

A well-presented four-bedroom detached house situated on a generous plot in Southcrest.

The front of the property presents a block-paved drive space for parking multiple cars, with lawn boundaries offering planting areas and entrance to the properties garage through a garage door.

The ground floor of the property comprises: a welcoming entrance hall, a generous lounge space with a bay window, a family room/dining room with access to the spacious conservatory. The fitted kitchen of the house offers a sink, gas hob, oven and plumbing for appliances. This floor further offers an additional reception room/snug, and a downstairs WC.

The first-floor landing establishes: bedroom one is a spacious double with integrated storage and an ensuite offering a shower, sink and WC, bedroom two is a further double that benefits from an integral wardrobe, bedroom three is a cosy double also featuring an integrated wardrobe and bedroom four presents a similar offering of space, both bedrooms three and four look over the garden. The bathroom of the house is on this floor and offers a bath/shower, sink and WC.

To the rear of the property is the garden, featuring a generous space laid to patio wrapped around the property creating a versatile space for seating arrangements and granting rear access to the garage through a door, with the rest of the space stepped down to a generous lawn, with paths leading through and a further level space laid to patio, with fenced boundaries.

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



**Details:**

**Hall**

**Lounge** 19'7" x 11'10" (5.97m x 3.6m) Both max

**Dining Room** 11' x 9'10" (3.35m x 3m) Both max

**Conservatory** 10'10" x 18'7" (3.3m x 5.66m) Both max

**Kitchen** 11'2" x 10'8" (3.4m x 3.25m) Both max

**Utility Room** 7'7" x 5'4" (2.3m x 1.63m) Both max

**Snug** 15'10" x 7'6" (4.83m x 2.29m) Both max

**Downstairs WC** 6'4" x 5'4" (1.93m x 1.63m) Both max

**Landing**

**Bedroom one** 14'7" x 12'2" (4.45m x 3.7m) Both max

**Bedroom two** 11'6" x 13'1" (3.5m x 4m) Both max

**Bedroom three** 11'3" x 9'11" (3.43m x 3.02m) Both max

**Bedroom four** 10'5" x 8'5" (3.18m x 2.57m) Both max

**Bathroom** 7'6" x 7'11" (2.29m x 2.41m) Both max

**Garage** 18'4" x 8'2" (5.6m x 2.5m) Both max

**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.



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### 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?

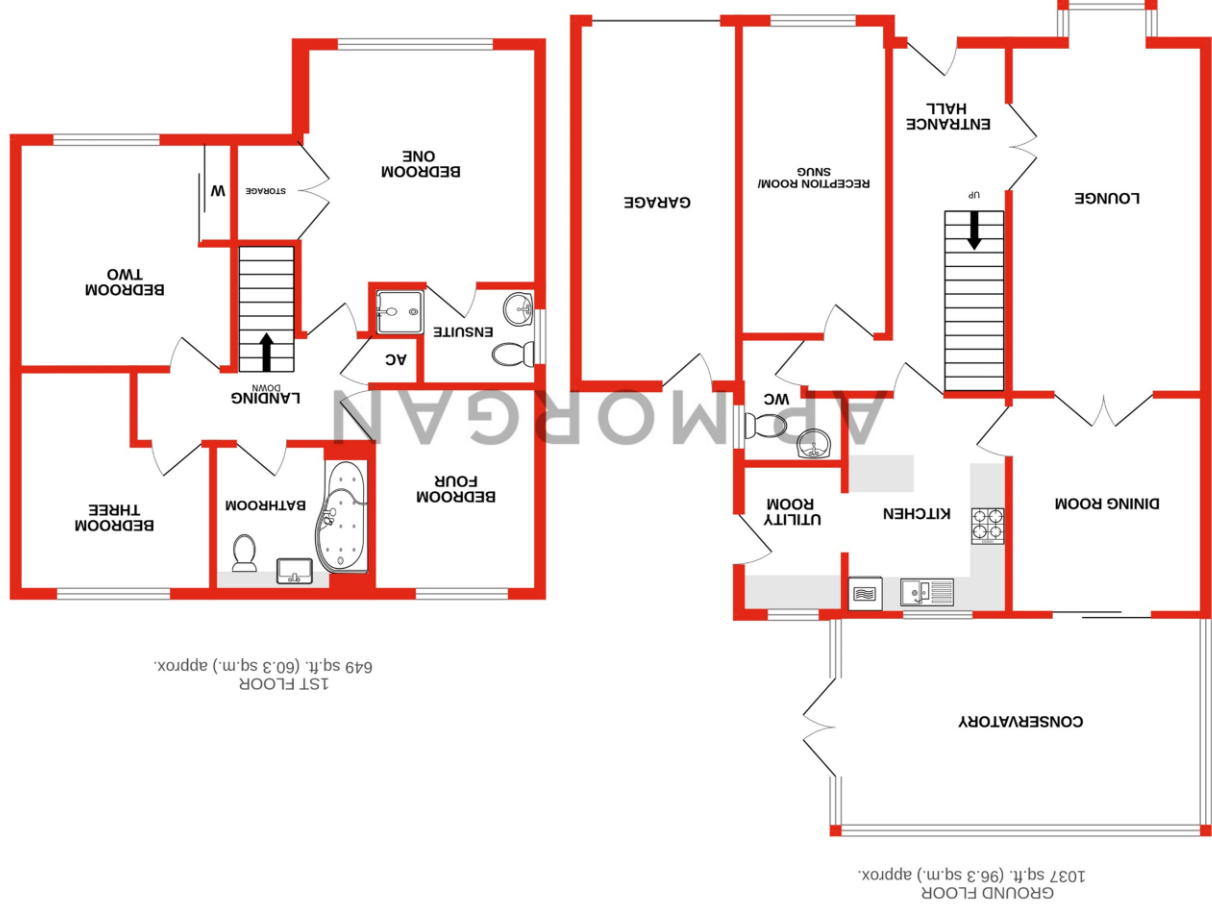
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