

AP MORGAN



Upper Hall Close, Ipsley, Redditch
Offers in the region of £385,000

Features:

- An impressive, detached family home
- Three bedrooms
- Three reception rooms
- Utility
- Family bathroom
- Generous landscaped garden
- Private driveway

Description:

An impressive, detached family home, boasting three bedrooms, a spacious living room and ample off-road parking. This property is positioned in the highly sought after and desirable area of Ipsley, Redditch.

To the front of the property is a generous block-paved driveway providing parking for several vehicles, which also gives access to the garage/store, along with side-gate access to the rear.

The ground floor accommodation comprises: a welcoming reception hallway, sizeable living room, with a feature log burner with exposed brick and French Doors opening to the rear garden, garage converted reception room, dining room, modern fitted kitchen, with integrated gas hob, double oven, sink, room for free standing appliances and access to the rear garden. The ground floor is complete with a utility and downstairs WC.

The first-floor landing establishes: two double bedrooms, bedroom one with an attached ensuite, providing a bath, with overhead shower, WC and wash basin, a third generous single bedroom and the family bathroom providing a bath with an overhead shower, WC and wash basin.

To the rear is a tremendous private garden, with an initial stone slab patio, with steps leading to the generous lawn with shrub and fenced borders. The garden also benefits from a gravelled area and side gate access.

Situated in Ipsley, this property is in close proximity to 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 accessible.



Details:

Reception Hall

Living Room 17'7" x 10'11" (5.36m x 3.33m)

Reception Room 14'5" x 13'8" (4.4m x 4.17m) max dimensions

Dining Room 8'4" x 11'3" (2.54m x 3.43m)

Kitchen 13'4" x 11'3" (4.06m x 3.43m)

Utility 5'6" x 5'9" (1.68m x 1.75m)

WC 5'7" x 2'11" (1.7m x 0.9m)

Landing

Bedroom 1 14'6" x 11'3" (4.42m x 3.43m) max dimensions

Ensuite 5'8" x 11'3" (1.73m x 3.43m)

Bedroom 2 10'3" x 10'11" (3.12m x 3.33m) max dimensions

Bedroom 3 8'4" x 7'9" (2.54m x 2.36m)

Bathroom 5'7" x 9'3" (1.7m x 2.82m)

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?

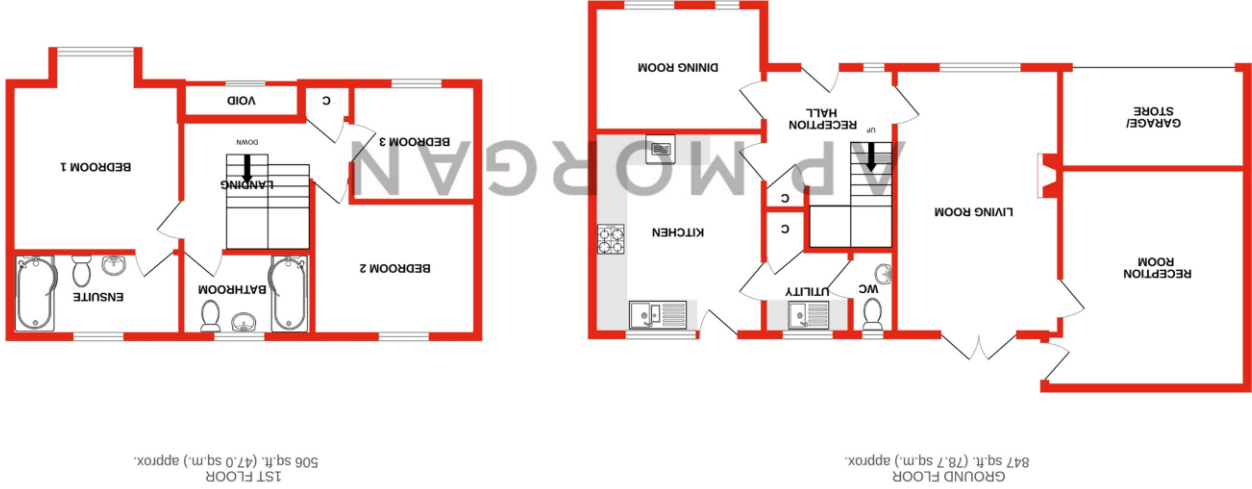
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TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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