

**AP MORGAN**



**Wordsworth Avenue, Headless Cross, Redditch**  
Offers in excess of £330,000

### Features:

- Deceptively spacious semi-detached
- Sought-after residential area
- Four bedrooms
- Fitted kitchen/diner
- Generous lounge
- Mature rear garden
- Private driveway and integral garage
- EPC - D

### Description:

A deceptively spacious, semi-detached family home, boasting four generous bedrooms and a good-sized family living space. The property is well positioned in the highly sought after residential area of Headless Cross, Redditch.

To the front of the property is a private driveway providing off-road parking space, along with access to the integral single garage.

The ground floor accommodation comprises: Entrance hallway with handy cloaks cupboard; fitted kitchen with an integrated fridge/freezer, dishwasher and sink, along with having space for freestanding appliances; formal dining area with sliding doors opening to the rear garden; generous lounge with a feature bay window; good-sized study space with access into the integral garage and the back porch/bar area.

The first-floor landing establishes: Bedroom one with multiple fitted wardrobes and a view to the rear garden; double bedroom two with space for wardrobes; dressing room with stairs rising to the top floor; and the family bathroom providing a bath, separate shower, sink and WC.

The second-floor homes two further good-sized bedrooms, access to eaves storage, and views to the rear garden.

Outside to the rear is a private garden with an initial paved patio area, then down to a well-maintained lawn with a feature pond, mature borders and storage shed.

Well positioned in the popular residential area of Headless Cross, the property provides excellent access to the local amenities, shops, restaurants, well regarded schools, and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of further amenities along with the local bus and train stations.



**Details:**

**Entrance Hallway**

**Kitchen** 11' x 11'1" (3.35m x 3.38m)

**Dining Area** 11' x 10'8" (3.35m x 3.25m)

**Lounge** 10'6" x 14'6" (3.2m x 4.42m)

**Study** 9'3" x 6'2" (2.82m x 1.88m)

**Bedroom One** 8'7" x 12'3" (2.62m x 3.73m)

**Bedroom Two** 10'7" x 11'7" (3.23m x 3.53m)

**Bedroom Three** 11' x 11'1" (3.35m x 3.38m)

**Bedroom Four** 7'8" x 9' (2.34m x 2.74m)

**Bathroom** 5'5" x 8'2" (1.65m x 2.5m)

**Garage**



**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.

## 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?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### 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.

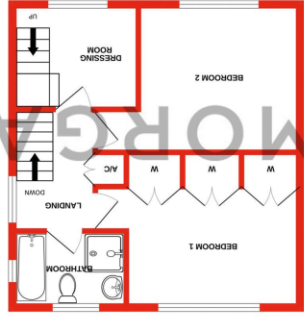
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

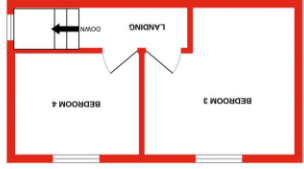
GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.7 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 the 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. Made with Metropk ©2023

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.