

AP MORGAN



Charlecote Close, Ipsley, Redditch
Offers Over £450,000

Features:

- A beautifully presented, extended family home
- Five spacious bedrooms
- Multiple reception areas, including a lounge and versatile sitting area
- Stylish, modern kitchen opening into a large living/dining space
- Family bathroom, two ensuites and guest WC
- Ample driveway parking
- Eco-friendly solar panels installed
- Private, well-maintained garden perfect for entertaining or relaxing

Description:

Located on a generous corner plot, this beautifully presented, extended family home offers an impressive blend of space, style, and versatility. The property provides an expansive layout, including five bedrooms, multiple reception areas, and a modern kitchen, making it ideal for both family living and entertaining. Its smart, contemporary frontage and extensive driveway create an immediate sense of welcome, while the addition of solar panels enhances its efficiency and eco-friendly appeal.

The ground floor features a bright and airy lounge that flows seamlessly into a versatile sitting area, perfect for relaxation or entertaining guests. The stylish kitchen opens into a spacious living/dining area, offering an ideal hub for family gatherings. A ground-floor bedroom with an adjoining wet room adds flexibility for guests or multigenerational living. Additional conveniences include a downstairs WC and well-planned storage spaces.

Upstairs, four well-proportioned bedrooms are served by a modern family bathroom, with the principal bedroom enjoying the luxury of a sleek en-suite and fitted wardrobes. The home's extended design maximises both comfort and practicality, ensuring there is ample room for all the family.

Outside, the landscaped garden wraps around the property, taking advantage of its corner position. Beautifully maintained, it provides a private retreat with defined areas for seating, dining, and play. This superb outdoor space is



ideal for summer gatherings or simply unwinding in a peaceful setting.

Situated in Ipsley, this property is roughly 2.8 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:

Hall

WC 2'11" x 4'9" (0.9m x 1.45m)

Lounge 17'8" x 14' (5.38m x 4.27m) max dimensions

Sitting Area 8'6" x 9'1" (2.6m x 2.77m)

Living Room/Diner 28'8" x 8'8" (8.74m x 2.64m)

Kitchen 15'4" x 11'8" (4.67m x 3.56m) max dimensions

Bedroom 5 10'11" x 8'4" (3.33m x 2.54m)

Wet Room 6' x 8'4" (1.83m x 2.54m)

Landing

Bedroom 1 9'11" x 13'10" (3.02m x 4.22m)

Ensuite 4'3" x 7' (1.3m x 2.13m)

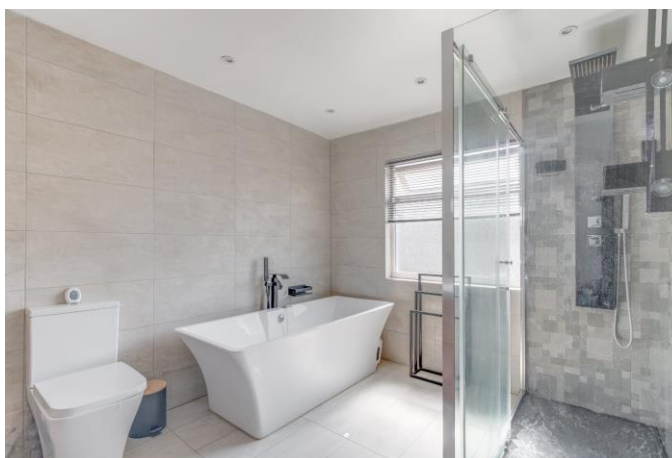
Bedroom 2 10'6" x 10'11" (3.2m x 3.33m) max dimensions

Bedroom 3 13'9" x 8'9" (4.2m x 2.67m)

Bedroom 4 7'6" x 11'11" (2.29m x 3.63m)

Bathroom 10'3" x 8'9" (3.12m x 2.67m)

EPC Rating: C



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Property to sell?

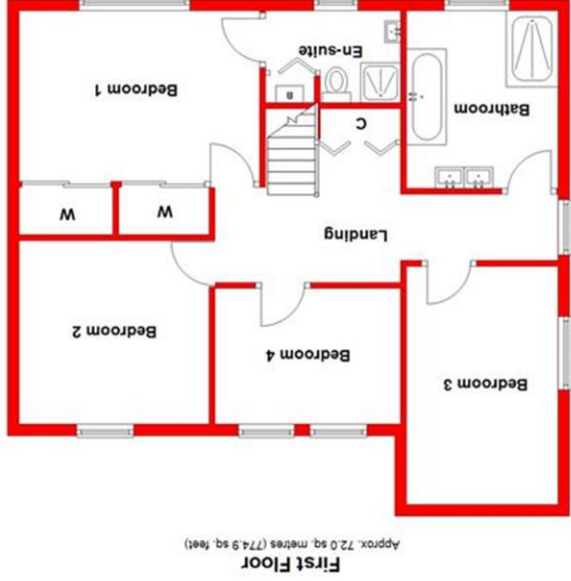
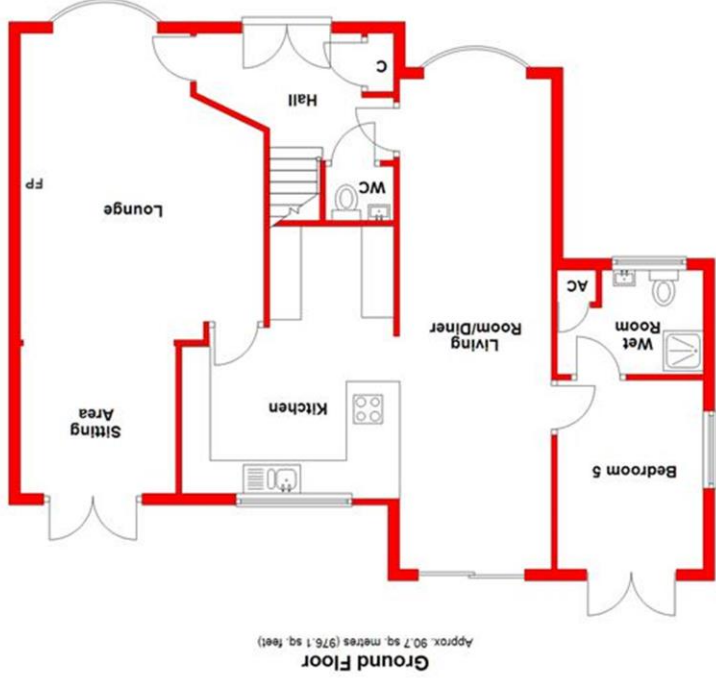
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Need a solicitor?

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Total area: approx. 162.7 sq. metres (1750.9 sq. feet)

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