

AP MORGAN



Ettingley Close, Redditch,
Asking Price £450,000

Features:

- Detached family home
- Contemporary kitchen/breakfast room
- Lounge, dining room and study
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Landscaped garden with woodland views
- Private driveway and detached double garage

Description:

An immaculately presented detached family home, offering four double bedrooms and a flexible ground floor living space. This property is positioned on a quiet cul-de-sac backing onto SSSI protected woodland in the highly sought after residential area of Wirehill.

To the front of the property is a private driveway providing generous off-road parking space, side door access into the utility, side gate leading through to the rear garden, along with access to the detached double garage.

The ground floor accommodation briefly comprises: Entrance hallway with stairs rising to the first-floor landing, spacious lounge with a feature bay window and fireplace, dining room with French Doors opening to the rear patio, fitted kitchen/breakfast room with integrated appliances (5 ring gas hob, double oven, fridge, oven, dishwasher and sink), separate utility room with space for freestanding appliances, guest WC, and the study room.

The first-floor landing establishes: Master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two with fitted wardrobes and front aspect window, double bedrooms three and four with views to the rear garden and Wirehill/Rough Hill Woods, and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a secluded and private garden with an initial paved patio area, then laid to a well-maintained lawn with hedged borders and steps down to a dropped garden area perfect for planting or composting. This garden backs onto Wirehill/Rough Hill Woods offering a serene oasis for relaxation and outdoor entertaining.



This property is ideally positioned for nearby amenities including the Alexandra Hospital, large supermarkets, and local schools. Redditch Town Centre is 4.3 mile away boasting an assortment of shops, restaurants, bars and leisure facilities, along with the local bus and railway stations. There is easy access to motorway networks M5 and M42.

Details:

Entrance Hallway

Lounge 15'7" x 12'2" (4.75m x 3.7m)

Dining Room 10'1" x 11' (3.07m x 3.35m)

Kitchen/Breakfast Room 8'6" x 16'3" (2.6m x 4.95m)

Utility Room 5'2" x 8'5" (1.57m x 2.57m)

Guest WC 2'8" x 7'8" (0.81m x 2.34m)

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

Master Bedroom 14'5" x 12'4" (4.4m x 3.76m)

En-Suite Shower Room 8'6" x 5'8" (2.6m x 1.73m)

Bedroom Two 10'6" x 11'8" (3.2m x 3.56m)

Bedroom Three 9'9" x 10' (2.97m x 3.05m)

Bedroom Four 11'6" x 9'3" (3.5m x 2.82m)

Family Bathroom 6'2" x 7'7" (1.88m x 2.3m)

Double Garage

EPC Rating: To be confirmed

Council Tax Band: F (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?

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.

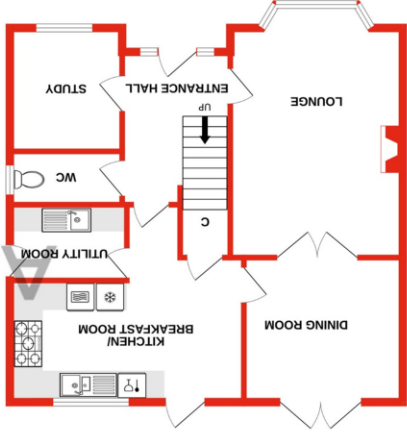
Need a solicitor?

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.

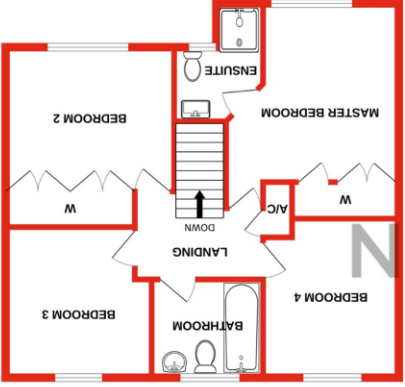
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR



1ST FLOOR



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.
Made with Mirotopix.com ©2024

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.