

AP MORGAN



Icknield Street, Beoley, Redditch
Offers in the region of £525,000

Features:

- Deceptively spacious country cottage
- Master bedroom with en-suite
- Two further double bedrooms
- Extended kitchen and dining area
- Spacious lounge and sitting room
- Mature and private rear garden
- Driveway providing ample off-road parking
- EPC Rating: D

Description:

A deceptively spacious Country Cottage boasting three double bedrooms, situated in a highly sought after semi-rural location.

To the front of the property is a private driveway providing ample off-road parking space, a low maintenance front lawn, along with side gate access through to the rear garden.

The ground floor accommodation briefly comprises: Entrance porch and hallway with stairs rising to the first-floor landing, sitting room with a feature fireplace surround, generous living room with a feature fireplace, and the added conservatory with space for utility appliances. The ground-floor further benefits from an extended breakfast kitchen and dining room with integrated appliances (oven, gas hob, sink and slimline dishwasher), along with a back porch and guest WC.

The first-floor landing establishes: Double bedrooms two and three both with fitted wardrobes, along with the family bathroom. The second-floor homes the master bedroom with fitted wardrobes, a feature skylight window, and an en-suite shower room.

Outside to the rear is a mature enclosed garden with an initial paved patio area with raised vegetable patches providing an ideal space for outdoor dining and entertaining. A well-maintained lawn with mature trees, shrubs and plants, along with a feature pond. The rear garden further benefits from a storage shed, woodstore and workshop benefitting from electrics.

Well positioned on the outskirts of Beoley Village, the property is surrounded by Worcestershire countryside and offers ideal access to well-regarded local schooling, local shops and village hall, Redditch Town Centre is 4.4 miles away boasting a further assortment of amenities including shops, restaurants, bars and the local bus and railway stations.



Details:

Entrance Hallway

Sitting Room 12'3" x 10'8" (3.73m x 3.25m)

Living Room 10'8" x 14'9" (3.25m x 4.5m)

Kitchen 16'4" x 10' (4.98m x 3.05m)

Dining Room 14' x 10'2" (4.27m x 3.1m)

Conservatory 7'4" x 9'3" (2.24m x 2.82m)

Master Bedroom 11'9" x 12'2" (3.58m x 3.7m)

En-suite 7' x 5'3" (2.13m x 1.6m)

Bedroom Two 12'5" x 10'5" (3.78m x 3.18m)

Bedroom Three 11'3" x 10'4" (3.43m x 3.15m)

Family Bathroom 7'8" x 5'7" (2.34m x 1.7m)

Workshop 20' x 10' (6.1m x 3.05m)



EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

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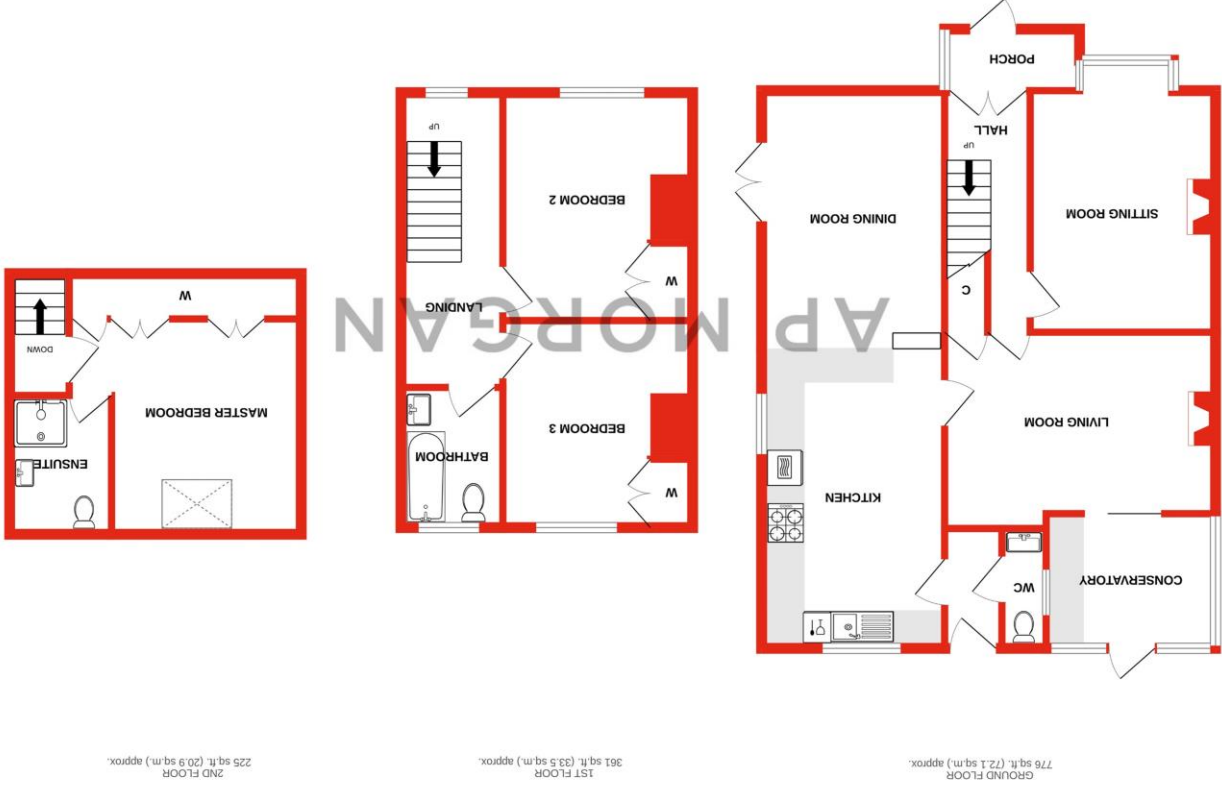
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TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

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