

AP MORGAN



Lea Croft Road, Crabbs Cross, Redditch
Offers in excess of £240,000

Features:

- Three-bedroom terraced family home
- Generous lounge
- Modern kitchen/diner
- Utility room and additional reception room
- Downstairs WC
- Three double bedrooms
- Versatile garden with rear access
- Driveway and rear parking available
- EPC-B

Description:

A very well presented, fully refurbished, three-bedroom terraced family home that boasts three double bedrooms, modern fittings, solar panels, ample parking, and positioning in the desirable area of Crabbs Cross, Redditch.

To the front of the property is a well-kept block-paved driveway fit for parking multiple vehicles.

The property briefly comprises: a welcoming entrance hallway with under-stair storage space, a generously spacious lounge, the modern fitted kitchen features a sink, space for freestanding appliances, integrated storage, a double integral fridge/freezer and an integral dishwasher. The downstairs WC and utility room of the house are accessed from the hall, with the utility leading through to a further reception room that offers a versatile space with two skylights and rear access via glazed French doors.

The first-floor landing establishes: Bedroom one is a spacious double with a mirrored integral wardrobe, bedroom two is also a double, with potential space for freestanding furnishings and bedroom three is a further, comfortable double. The contemporary bathroom of the property is well-fitted and offers a sink, bath/shower and WC.

To the rear is a versatile garden space, accessed through the additional reception room and is laid to an initial slab patio, with an area stepped down and laid-to-lawn to the rear. This garden features high-fenced borders, isn't overlooked and offers rear access to additional parking through a gate.

Situated in Crabbs Cross, this property is roughly 2.5+ miles from the town centre, and 0.3 miles from St Augustine's High School. The town centre offers 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:

Hall

Lounge 10'7" x 15'2" (3.23m x 4.62m) Both max

Kitchen/diner 10'4" x 15'3" (3.15m x 4.65m) Both max

Utility Room 6'10" x 5'1" (2.08m x 1.55m) Both max

Reception Room 7'5" x 15'3" (2.26m x 4.65m) Both max

WC 5'10" x 2'6" (1.78m x 0.76m) Both max

Landing

Bedroom one 12'9" x 11'9" (3.89m x 3.58m) Both max (into wardrobe)

Bedroom two 8'6" x 12'10" (2.6m x 3.9m) Both max

Bedroom three 9'9" x 9'6" (2.97m x 2.9m) Both max

Bathroom 5'9" x 8'5" (1.75m x 2.57m) Both max



EPC Rating: B

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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

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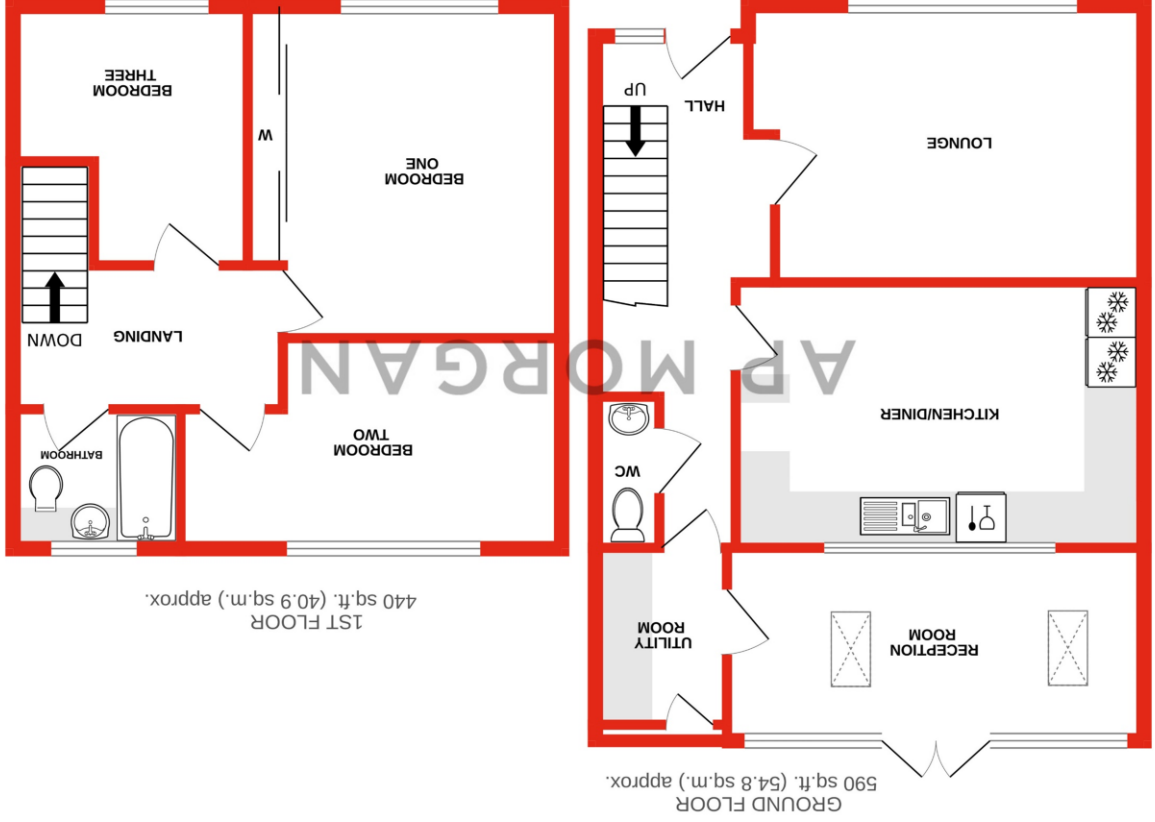
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