

AP MORGAN



Elmhurst Close, Hunt End, Redditch
Offers in excess of £425,000

Features:

- Four-bedroom detached family home
- Spacious lounge & reception room
- Newly fitted, modern kitchen/diner
- Utility Room with sperated WC
- Well-kept conservatory
- Four double bedrooms
- Contemporary bathroom & ensuite to bedroom one
- Versatile and spacious garden
- Generous parking for multiple vehicles

Description:

A well-presented and modernised, four-bedroom detached family home situated in a private area in Hunt End, Redditch. Boasting a generous lounge space with well-fitted sliding doors, a newly fitted contemporary kitchen, downstairs WC and a versatile garden.

To the front of the property is a very generous drive space with ample space for parking multiple vehicles.

The ground floor of the accommodation comprises: a welcoming porch and entrance hallway, a spacious lounge with a bay window that leads pleasantly through double sliding doors to the modern kitchen/diner offering; a sink with an instant hot water tap, induction hob, oven/microwave, dishwasher, a fridge, an under-stair pantry as well as space/plumbing for freestanding appliances. This floor also gives access to an addition reception room, a well-kept conservatory, utility room and downstairs WC.

The first-floor landing establishes: bedroom one is a generous double with an integral wardrobe and ensuite shower room, bedroom two presents double with potential space for wardrobes, and bedrooms three and four are similarly sized doubles also with space for potential storage. The bathroom of the house offers a mixer shower, wash basin and WC.

To the rear is a well-established, versatile garden with an initial stone slab patio, with a stepped-up path that leads to a central garden space laid to lawn with a brick walled boundary. This garden also features a gravel-laid seating area, a storage shed and a summer house fitted with electrics, a tool shed and has planted and fenced boundaries.

Situated in Hunt End, this property is within the catchment for St. Augustine's High School, and is roughly 4 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Porch

Entrance Hall

Lounge 15'10" x 13'7" (4.83m x 4.14m) Both max (into bay)

Kitchen/Diner 10'4" x 21'2" (3.15m x 6.45m) Both max

Reception Room 15'6" x 7'10" (4.72m x 2.4m) Both max

Utility Room 7'4" x 6'7" (2.24m x 2m) Both max

WC 4'4" x 3'7" (1.32m x 1.1m) Both max

Conservatory 11'2" x 11'2" (3.4m x 3.4m) Both max

Landing

Bedroom one 13' x 11' (3.96m x 3.35m) Both max

Ensuite Shower Room 4'6" x 6'6" (1.37m x 1.98m) Both max (L-shaped)

Bedroom two 10'10" x 8'2" (3.3m x 2.5m) Both max

Bedroom three 8'2" x 8'2" (2.5m x 2.5m) Both max

Bedroom four 8'2" x 9'6" (2.5m x 2.9m) Both max (L-shaped)

Bathroom 6'3" x 6'9" (1.9m x 2.06m) Both max (L-shaped)

EPC Rating: D

Council Tax Band: E (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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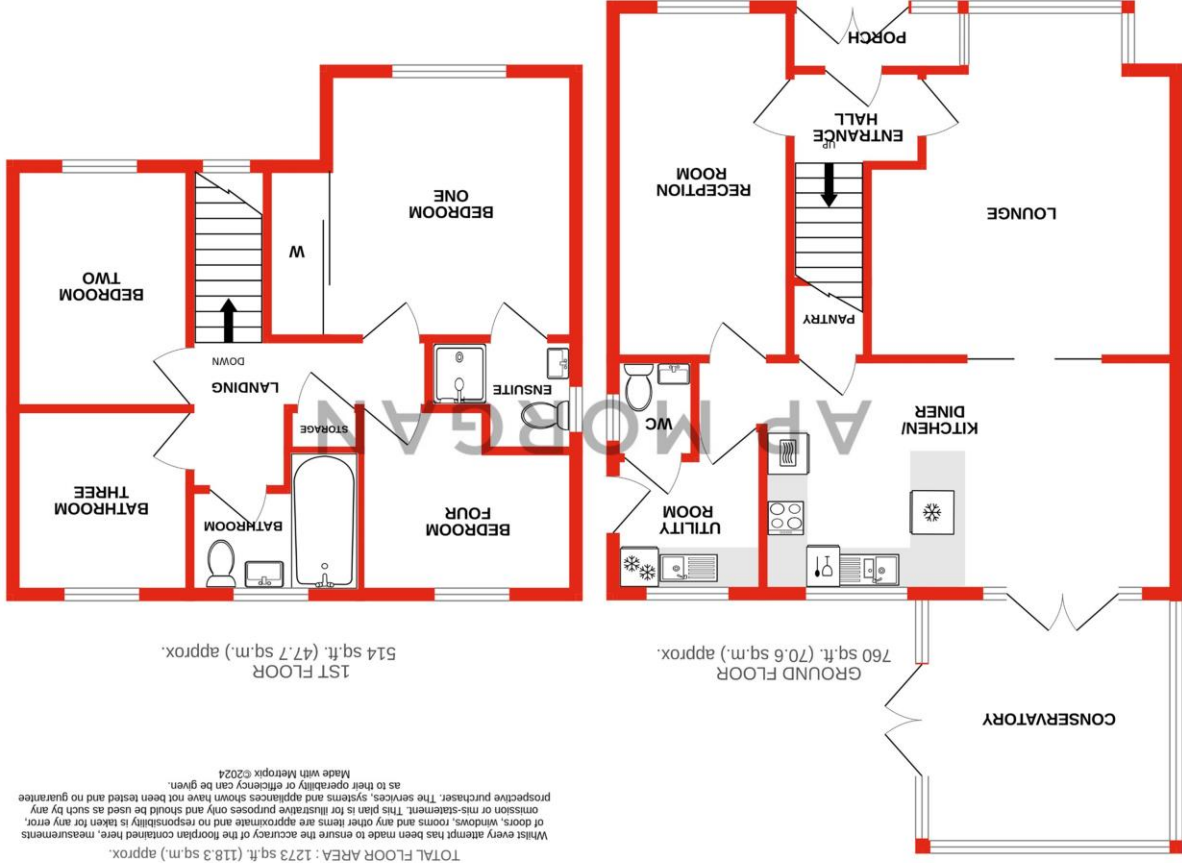
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TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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