

**AP MORGAN**



**Yvonne Road, Redditch, Worcestershire**  
Asking Price £335,000

### Features:

- Deceptively spacious family home
- Traditional semi-detached
- Three well-proportioned bedrooms
- Open-plan ground floor living space
- Modern kitchen/diner
- Lounge with feature fireplace
- Driveway, garage and landscaped garden
- EPC Rating: TBC

### Description:

A deceptively spacious traditional semi-detached family home, well positioned in the sought-after residential area of Crabbs Cross.

To the front of the property is a private driveway providing ample off-road parking space along with access to the integral garage.

The open-plan ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, family room with decorative fireplace and a feature bay window, lounge with a feature multi-burner fire, open-plan fitted kitchen/dining room with integrated appliances (double oven, warming drawer, induction hob and sink), views and access to the rear garden, and the separate utility room with access into the integral garage.

The first-floor landing establishes: double bedroom one with space for wardrobes and a view to the rear garden, double bedroom two with space for wardrobes and a feature bay window, well-proportioned bedroom three and the family bathroom providing a bath, separate shower, wash basin and WC.

Outside to the rear is a mature, landscaped garden with an initial decked area, low maintenance gravel footpaths, a feature pond and planted borders throughout.

Well positioned in Crabbs Cross, nearby amenities include: sought after local schooling, chemist, post office, medical facilities and community hall, along with good access to Morton Stanley Park. Redditch Town Centre is 3.7 mile away and boasts an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations.



**Details:**

**Entrance Hallway**

**Family Room 10'9" x 12'1" (3.28m x 3.68m)**

**Lounge 11'9" x 10'9" (3.58m x 3.28m)**

**Kitchen/Diner 13'7" x 21'1" (4.14m x 6.43m)**

**Utility Room 9' x 6'9" (2.74m x 2.06m)**

**Bedroom One 11'1" x 11' (3.38m x 3.35m)**

**Bedroom Two 11'9" x 11' (3.58m x 3.35m)**

**Bedroom Three 7'1" x 7' (2.16m x 2.13m)**

**Family Bathroom 8'4" x 6'8" (2.54m x 2.03m)**

**Garage**



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

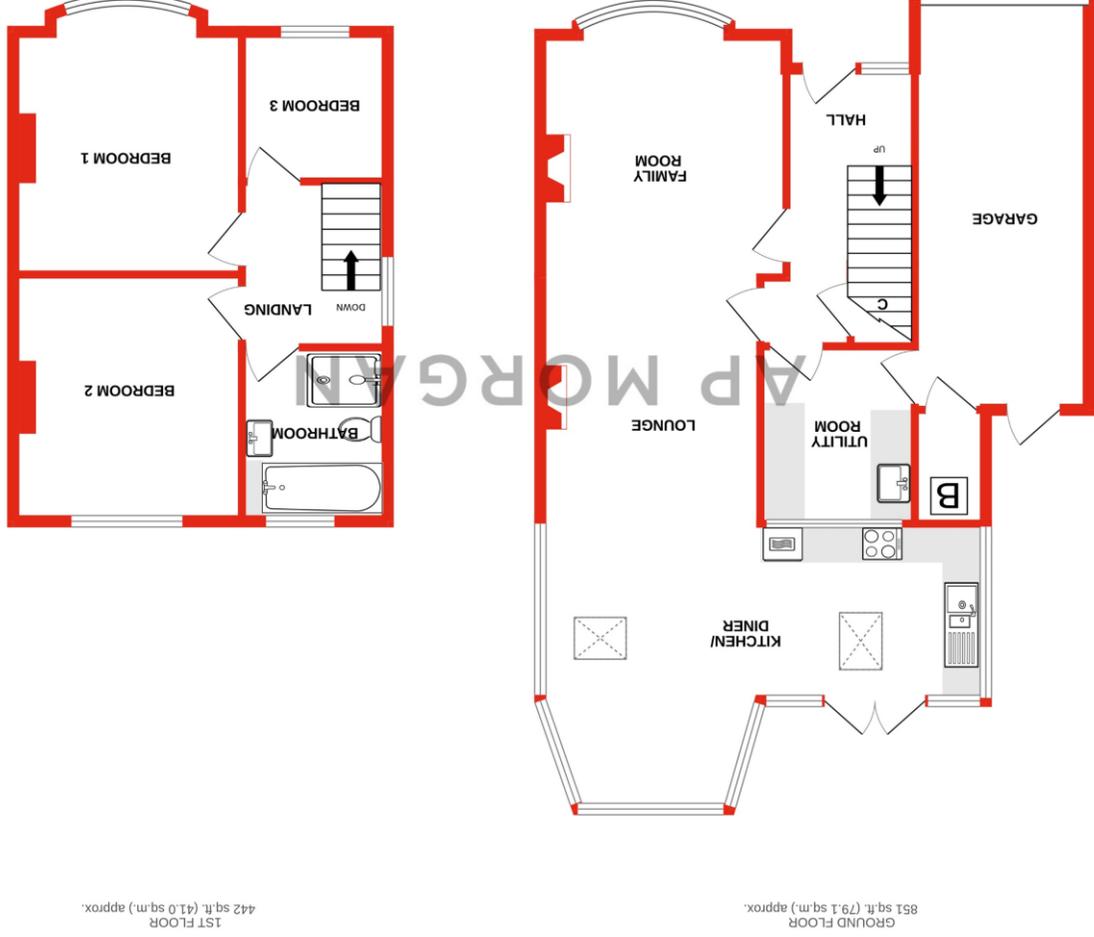
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

What 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.  
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