

AP MORGAN



Foxlydiate Crescent, Batchley, Redditch
Offers in excess of £280,000

Features:

- Three-bedroom semi-detached family home
- Generous lounge
- Fitted kitchen open plan to dining room
- Utility Room
- Downstairs WC
- Modern bathroom
- Spacious and versatile garden
- Parking for multiple vehicles
- EPC-D

Description:

This thoughtfully extended, three-bedroom, semi-detached family home, occupies a generous plot within a desirable cul-de-sac, ideal for access to nearby amenities and Redditch town centre. This property offers a newly fitted roof, boiler and windows.

To the front of the property is a block paved driveway for parking multiple vehicles, two front entry doors and a low brick wall boundary.

The ground floor of the property comprises: an entrance hallway with under-stair storage space, a spacious and extended lounge features a skylight, log burner and rear access through a glazed sliding door, the fitted kitchen is open plan to the dining room and benefits from refurbished fittings and the following integrated appliances; a sink, gas hob and double oven, this kitchen also offers space and plumbing for freestanding amenities. The dining room has access to the garden through glazed French doors and a skylight. This floor also features a utility room, integral storage spaces and a downstairs WC.

The first-floor landing establishes: bedroom one is a sizable double with integral wardrobes and a view over the garden, bedroom two is a further double also with a view over the garden and bedroom three is a spacious single. The modern family bathroom offers a bath/shower, sink and WC.

To the rear of the property is a large and versatile garden space laid to an initial stone slab patio that leads around the side of the property, stepped up to the central space laid to lawn. This garden features planted borders and fenced boundaries. This property is situated roughly 2 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Porch

Entrance Hall

Lounge 21'8" x 14' (6.6m x 4.27m) Both max

Kitchen 18'8" x 11'4" (5.7m x 3.45m) Both max

Dining Room 8'7" x 9'4" (2.62m x 2.84m) Both max

Utility Room 6'2" x 6' (1.88m x 1.83m) Both max

Storage

WC 5'5" x 2'2" (1.65m x 0.66m) Both max

Landing

Bedroom one 12'5" x 14'1" (3.78m x 4.3m) Both max (into wardrobes)

Bedroom two 12'5" x 9'6" (3.78m x 2.9m) Both max

Bedroom three 8'8" x 8'6" (2.64m x 2.6m) Both max

Bathroom 6'1" x 6'4" (1.85m x 1.93m) Both max



EPC Rating: D

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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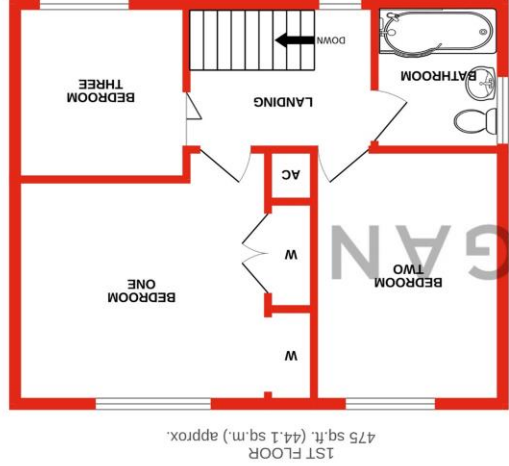
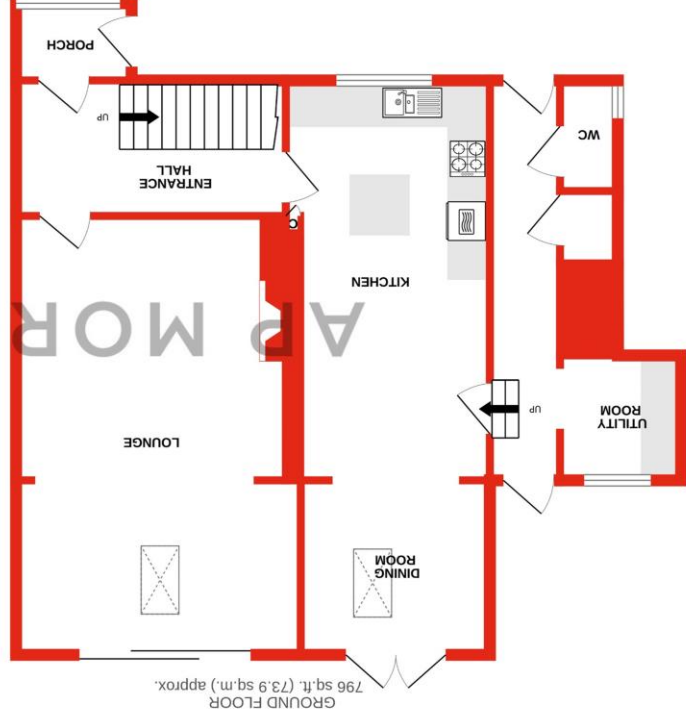
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TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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