

**AP MORGAN**



**Bredon View, Redditch, Worcestershire**  
Asking Price £335,000

### Features:

- Deceptively spacious semi-detached home
- Flexible family living space
- Master bedroom with en-suite shower room
- Four further well-proportioned bedrooms
- Sizeable living room
- Formal dining room
- Generous, landscaped rear garden
- Private driveway and garage

### Description:

A deceptively spacious and well-presented semi-detached family home, offering five good-sized bedrooms and a flexible living space. This property is situated in the highly sought after residential area of Headless Cross, Redditch.

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

The ground floor accommodation comprises: Entrance porch and hallway with cloaks storage cupboard and stairs rising to the first-floor landing, generous living room with a feature bay window, fitted kitchen with space for freestanding appliances, and the formal dining room with sliding doors opening to the conservatory, providing views and access to the rear garden. The ground floor is complete with a utility room providing space for appliances, a guest WC, and integral access to the single garage.

The first-floor landing establishes: Master bedroom with space for wardrobes and a modern en-suite shower room, double bedroom two with space for wardrobes, well-proportioned bedroom three, and the family bathroom providing a bath with overhead shower, wash basin and WC.

The second-floor homes extensive double bedroom four (currently used as a playroom) with two rear aspect windows, along with good-sized bedroom five (currently used as a study) with a feature skylight window and eaves storage.

Outside to the rear is a sizeable garden with an initial paved patio, steps up to a beautifully maintained lawn with planted borders, and further steps up to a second paved patio, homing a storage timber shed, and perfect for outdoor dining and entertaining.

Well situated in the popular area of Headless Cross the property is close to an assortment of local amenities such as shops,



restaurants, countryside walks and well-regarded schools (Vaynor First School, Walkwood Middle and Saint Augustine's High). It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).

**Details:**

**Entrance Porch and Hallway**

**Kitchen** 10'7" x 10'5" (3.23m x 3.18m)

**Dining Room** 9'3" x 10' (2.82m x 3.05m)

**Living Room** 12'7" x 14'4" (3.84m x 4.37m)

**Conservatory** 9'3" x 9'7" (2.82m x 2.92m)

**Utility Room** 8'3" x 5'9" (2.51m x 1.75m)

**Guest WC** 2'6" x 5'9" (0.76m x 1.75m)

**Master Bedroom** 10'9" x 13'9" (3.28m x 4.2m)

**Ensuite Shower Room**

**Bedroom Two** 10'8" x 11'3" (3.25m x 3.43m)

**Bedroom Three** 14'2" x 5'9" (4.32m x 1.75m)

**Bathroom** 7'5" x 5'9" (2.26m x 1.75m)

**Bedroom Four/Play Room** 14'8" x 17'9" (4.47m x 5.4m)

**Bedroom Five/Study** 10'7" x 6' (3.23m x 1.83m)

**Garage**

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

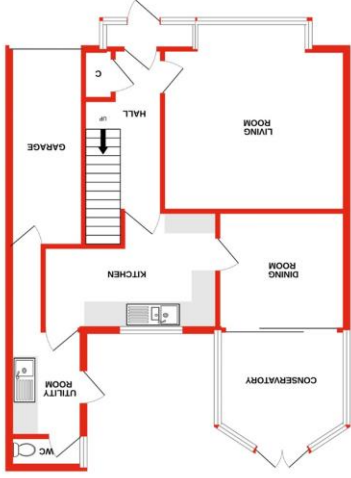
### Need a solicitor?

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.

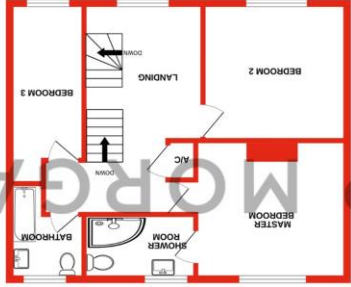
### Need a removal company and storage?

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  
755 sq. ft. (70.1 sq.m.) approx.



1ST FLOOR  
555 sq. ft. (51.6 sq.m.) approx.



2ND FLOOR  
369 sq. ft. (34.3 sq.m.) approx.



While 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 responsibility is taken for any error, omission or mis-statement. The 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. Made with Metapix ©2024

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