

AP MORGAN



Wheatcroft Close, Redditch,
Offers in excess of £294,000

Features:

- Well-presented detached house
- Three good-sized bedrooms
- Lounge, Dining room & Conservatory
- Fitted kitchen
- Family bathroom, En-suite & Ground floor w/c
- Dressing area to master bedroom
- Enclosed rear garden
- Two car driveway & garage

Description:

Constructed in 2004 is this beautifully presented three-bedroom detached family home, well placed on a corner plot within the popular residential area of Brockhill, Redditch.

The property is approached via an attractive fore-garden bordered by low level hedgerows wrapping round to the two car driveway with access to the garage.

Once inside the welcoming interior briefly comprises: Entrance hallway, ground floor guest W/C, lounge with feature walk in bay window and gas fireplace, kitchen fitted with an integrated oven with gas hob over and space for further appliances, formal dining room, and a conservatory leading out to the rear garden.

Rising upstairs the first floor landing has door giving off to: Master bedroom having dressing area with fitted wardrobes and an en-suite shower room, double bedroom two, good-sized bedroom three, and a family bathroom suite.

Moving outside the property enjoys an enclosed rear garden laid to a paved patio, lawn, gravelled borders to timber fences and walled boundaries. The garage can also be accessed from the rear garden and is fitted with power sockets and lighting.

Well situated in the sought-after area of Brockhill, the property benefits from being close to countryside walks. Redditch town centre is a short ride away boasting an assortment of amenities such as shops, bars and restaurants as well as local bus routes and the local train station. The property is also well located for access to motorway links (M42 & M5).



Details:

Entrance Hall

Lounge 20'7" (6.27) Max into bay x 11'10" (3.6)

Kitchen 9'3" (2.82) x 10' (3.05) Both max

Dining Room 8'10" x 10' (2.7m x 3.05m)

Conservatory 9'9" x 10' (2.97m x 3.05m)

Ground Floor W/C

First Floor Landing

Master Bedroom 18'6" (5.64) x 10'2" (3.1) Both max inc dressing area

En-suite 7'10" x 3'10" (2.4m x 1.17m)

Bedroom Two 9'4" x 10'4" (2.84m x 3.15m)

Bedroom Three 8'9" x 9'8" (2.67m x 2.95m)

Bathroom 6'2" x 6'2" (1.88m x 1.88m)

Garage 18'4" x 8' (5.6m x 2.44m)



EPC Rating: C

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.

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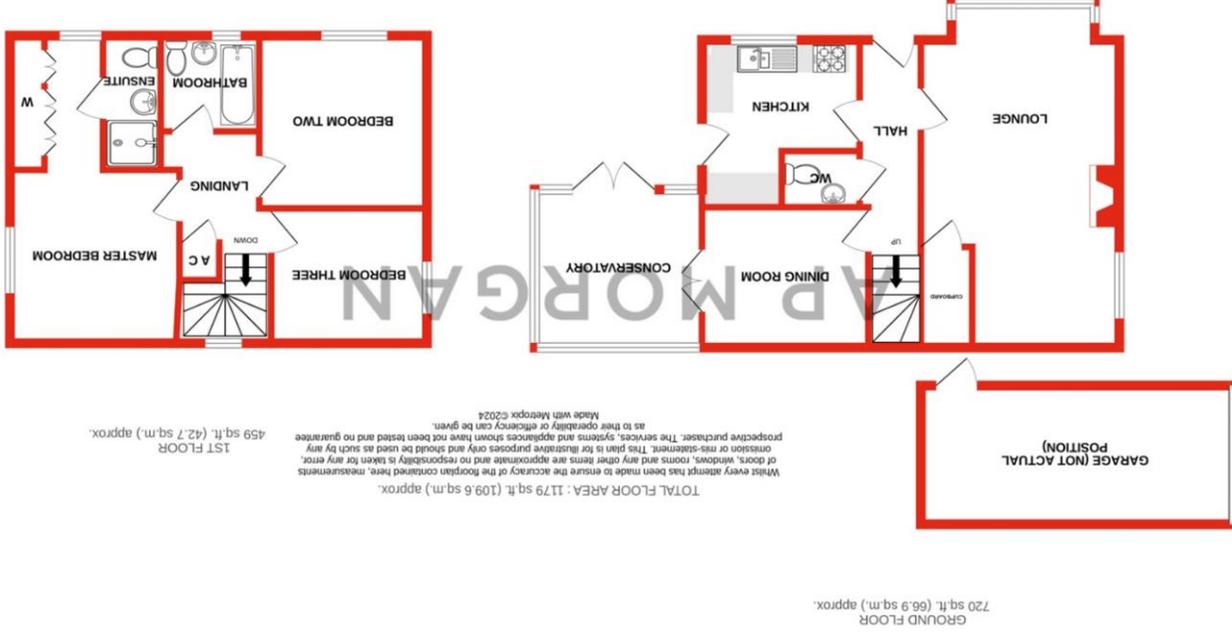
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