

AP MORGAN



Campden Close, Crabbs Cross, Redditch
Offers in excess of £405,000

Features:

- Four-bedroom detached family home
- Entrance hall with WC
- Spacious lounge with bay window
- Modern fitted kitchen/diner
- Utility Room
- Three double bedrooms
- Contemporary bathroom
- Generous and versatile garden with home office
- EPC- TBC

Description:

A modernised, four-bedroom detached family home situated in Crabbs Cross, Redditch. Boasting refurbished fittings throughout, a generous lounge space, a modern and open plan kitchen/diner, three double bedrooms and a versatile garden with a private office space.

To the front of the property is a tarmac-laid drive space with a block-paved border, space for parking multiple vehicles, a garden area laid to lawn access to the rear through a side-gate and to the property's garage through a rising garage door.

The ground floor of the accommodation comprises: a welcoming entrance hall with a WC, the spacious lounge which features a bay window, the modern, re-fitted kitchen/diner offers a sink, integral dish washer and oven/grill as well as space/plumbing for freestanding appliances. The utility room of the property offers a generous space with fitted plumbing for freestanding appliances and a further sink.

The first-floor landing establishes: bedroom one is a generous double with integral wardrobes, bedroom two is also a generous double that further offers integrated storage and a fitted desk, bedroom three is a final double also offering integral storage and bedroom four is a comfortable single with a fitted desk space. The bathroom of the house offers a bath, shower, wash basin and WC.

To the rear is a spacious garden laid to an initial patio that leads around the garden space, a central area laid to lawn and a private office space fitted with insulation and power. This garden has planted and fenced boundaries.



Situated in Headless Cross, this property is roughly 2.5 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:

Entrance Hall

WC 6' x 5'2" (1.83m x 1.57m) Both max

Lounge 14' x 14'6" (4.27m x 4.42m) Both max (into bay)

Kitchen/Diner 11'7" x 19'9" (3.53m x 6.02m) Both max

Utility Room 16'5" x 7'6" (5m x 2.29m) Both max

Landing

Bedroom one 12'1" x 11'3" (3.68m x 3.43m) Both max

Bedroom two 8'8" x 11'4" (2.64m x 3.45m) Both max

Bedroom three 9'3" x 8'6" (2.82m x 2.6m) Both max

Bedroom four 5'8" x 8'4" (1.73m x 2.54m) Both max

Bathroom 8'7" x 5'4" (2.62m x 1.63m) Both max

Garage

Garden Study ~8' x 10' (~2.44m x 3.05m) Both max (no access, provided rough measures)

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.



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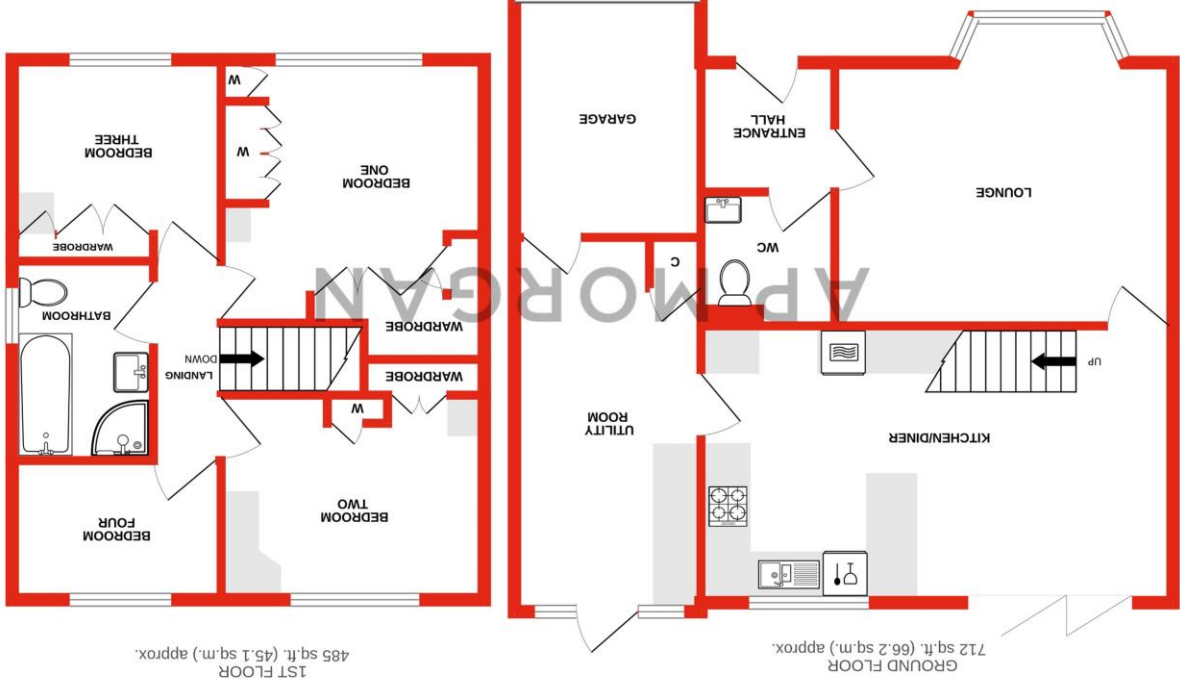
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TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.
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