

**AP MORGAN**



**Compton Close, Southcrest, Redditch**  
Offers in excess of £480,000



### Features:

- Four bedroom detached family home
- Spacious lounge open to dining room
- Sun Room
- Modern kitchen/breakfast room with utility counter
- Ground floor WC
- Three double bedrooms
- Well-kept bathroom and ensuite for bedroom one
- Balcony looking out over surrounding area
- Generous plot size that wraps around the house

### Description:

A very well-presented four-bedroom detached family home situated on a sizable plot in Southcrest, Redditch. Boasting a generous lounge space, a well-fitted kitchen/breakfast room, three double bedrooms and a versatile garden.

To the front is an intricately block-paved drive that offers residential parking for multiple vehicles and accesses the properties' expansive garage through a rising garage door. This space features metal-fenced/brick wall boundaries, and access to the rear from both sides.

The ground floor of the accommodation comprises: a welcoming porch leading to the entrance hall with a WC, the spacious lounge features open plan access to the dining room, which further leads to the sun room of the house with access to the garden and two skylights, the modern fitted kitchen offers a sink, a gas hob, integral double oven & microwave, a countertop breakfast bar, as well as space for freestanding amenities, this space also features a utility area, offering plumbing for amenities, a sink and further rear access.

The first-floor landing establishes: bedroom one presents a generous double with an ensuite shower room, bedroom two is a further double with potential space for storage, bedroom three is the final double with an integral wardrobe and bedroom four is a comfortable single. The bathroom of the house offers a bath/shower, wash basin and WC.

To the rear is a generous, versatile space laid to an initial block paving, with an area stepped up to a lawn. This space wraps around to the front of the property, and with fenced and brick walled borders.

Situated in Southcrest, this property is roughly 2 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:**

**Porch**

**Entrance Hall**

**Lounge** 21' x 10'10" (6.4m x 3.3m) Both max

**Dining Room** 10'5" x 9'10" (3.18m x 3m) Both max

**Sun Room** 12' x 19'6" (3.66m x 5.94m) Both max (into bay)

**Kitchen/Breakfast Room** 21' x 9'5" (6.4m x 2.87m) Both max

**WC** 4'2" x 5'8" (1.27m x 1.73m) Both max

**Landing**

**Bedroom one** 15'10" x 9'6" (4.83m x 2.9m) Both max

**Ensuite** 5'5" x 7'6" (1.65m x 2.29m) Both max

**Bedroom two** 10'5" x 11' (3.18m x 3.35m) Both max

**Bedroom three** 11'1" x 10'4" (3.38m x 3.15m) Both max

**Bedroom four** 7'3" x 7'10" (2.2m x 2.4m) Both max

**Bathroom** 7'3" x 5'6" (2.2m x 1.68m) Both max

**Balcony** 19'5" x 18'9" (5.92m x 5.72m) Both max

**EPC Rating:** D

**Council Tax Band:** E (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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### Need a mortgage?

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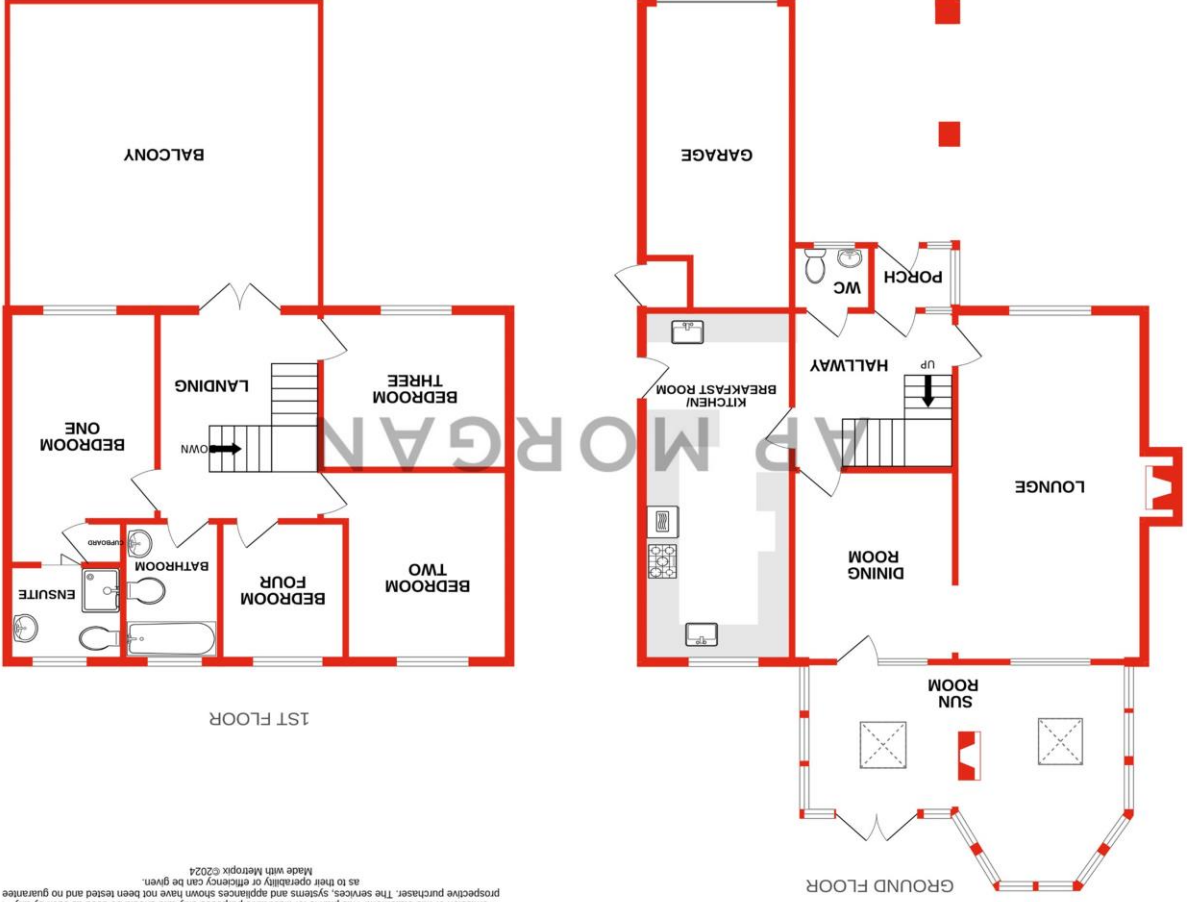
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