

AP MORGAN



Rectory Road, Headless Cross, Redditch
Offers in excess of £380,000

Features:

- Three-bedroom detached family home
- Welcoming entrance hall with WC
- Generous dining room with bay window
- Fitted kitchen
- Spacious lounge
- Conservatory
- Two double bedrooms
- Well-presented bathroom
- Parking for multiple vehicles
- EPC-D

Description:

A very well-presented three-bedroom detached family home situated in Headless Cross, Redditch. Boasting generous room sizes, original red quarry tiles, a well-fitted kitchen, two double bedrooms and a versatile garden.

To the front is a block-paved driveway leading to off-road residential parking for multiple vehicles, access to the rear from both sides of the house and is bordered by a low brick wall with fence panels, and a mid-high hedgerow.

The ground floor of the accommodation comprises: a porch, the welcoming entrance hall with a WC to the back, the dining room features a bay window, the spacious lounge offers with feature electric fireplace, the fitted kitchen offers a sink and space/plumbing for freestanding amenities, finally, the generous conservatory of the house gives access to the rear garden through a set of glazed French doors.

The first-floor landing establishes: bedroom one presents a generous double with a wide, integral wardrobe, bedroom two is a further double with a bay window and potential space for storage and bedroom three is a comfortable single, also with integral storage. The bathroom of the house offers a bath, shower, wash basin and WC.

To the rear is a versatile garden space laid to an initial patio wrapped around the boundaries of the house, with a central space laid to lawn. This garden features fenced and planted borders.

Situated in Headless Cross, this property is very close proximity to local shops and restaurants and is roughly 2.6 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

Dining Room 13'10" x 12' (4.22m x 3.66m) Both max (into bay)

Kitchen 11' x 12' (3.35m x 3.66m) Both max

Lounge 16' x 12'4" (4.88m x 3.76m) Both max

Conservatory 12'5" x 12'4" (3.78m x 3.76m) Both max

WC 6' x 2'10" (1.83m x 0.86m) Both max

Landing

Bedroom one 14'4" x 12'4" (4.37m x 3.76m) Both max

Bedroom two 14'3" x 12'4" (4.34m x 3.76m) Both max (into bay)

Bedroom three 10'7" x 8'2" (3.23m x 2.5m) Both max

Bathroom 6'5" x 9'7" (1.96m x 2.92m) Both max



EPC Rating: D

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

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

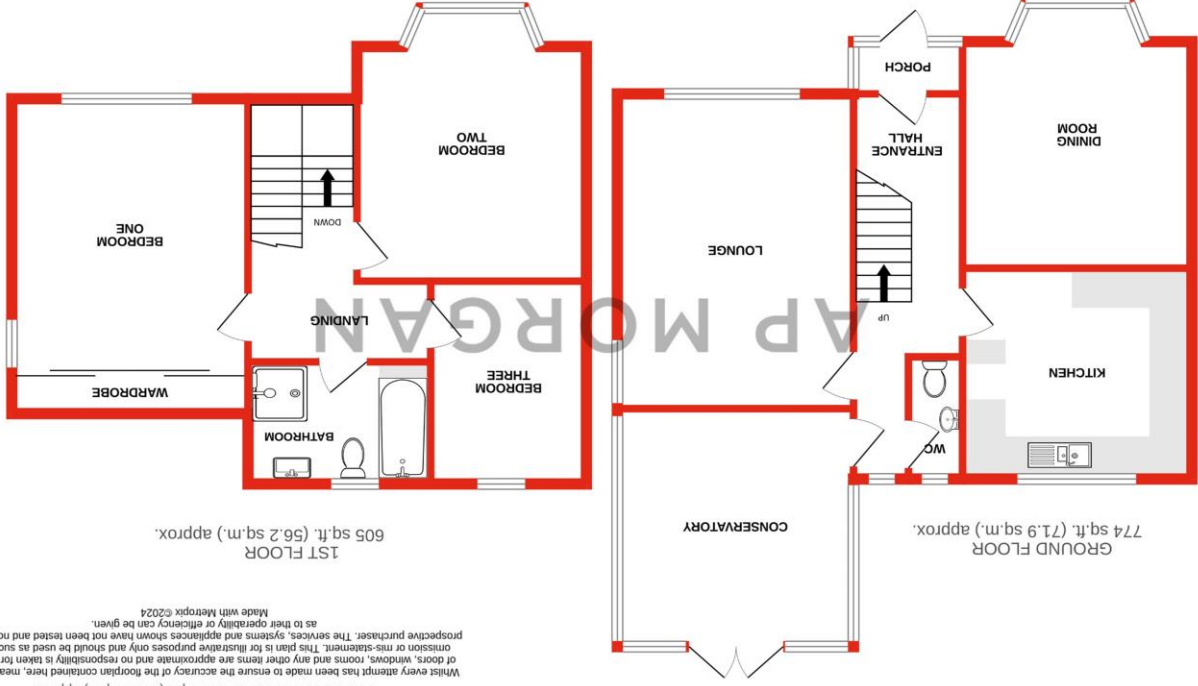
can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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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, to arrange a survey.



TOTAL FLOOR AREA : 1379 sq.ft. (128.2 sq.m.) approx.
Whilst 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 no responsibility is taken for any error, omission or mis-statement. This 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.
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