

**AP MORGAN**



**Croft Close, Redditch, Worcestershire**  
Fixed Price £325,000

### Features:

- Detached family home
- Four well-proportioned bedrooms
- Open plan living space
- Modern fitted kitchen/dining room
- Generous lounge
- Landscaped gardens
- Private driveway and detached garage
- EPC Rating: TBC

### Description:

A well-presented, four-bedroom detached family home, situated in a prime position on a quiet residential cul-de-sac within Winyates West, Redditch.

To the front of the property is a private driveway providing off-road parking space, along with gated access through to the rear garden and a well-maintained front lawn.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, understairs storage cupboard, and the guest WC, generous lounge with a view to the front aspect and double doors opening to the impressive, fitted kitchen/dining room with an integrated gas hob, electric oven, fridge/freezer and sink, along with French Doors leading to the rear garden.

The first-floor landing establishes: Master bedroom with dressing area, fitted wardrobes and shower, double bedroom two with fitted wardrobes and a view to the rear, bedroom three with fitted wardrobes, good-sized bedroom four (currently used as a study) and the family bathroom, providing a bath with overhead shower, wash basin and WC.

To the rear of the property is a private garden with an initial paved patio area perfect for garden furniture, then laid to a well-maintained lawn. The rear garden further benefits from gated secure parking and access to the detached garage.

The property benefits from a quiet cul-de-sac location set within a desirable residential estate. With easy access to nearby road networks, the property is conveniently located for access to local amenities including nearby supermarkets. Arrow Valley Country Park is located nearby, with Redditch Town Centre only a short drive away. Travel further afield is straightforward with access to the nearby motorway network, or train travel via Redditch train station.



**Details:**

**Entrance Hallway**

**Lounge** 14'2" x 13' (4.32m x 3.96m)

**Kitchen and Dining Room** 11'8" x 20'1" (3.56m x 6.12m)

**Guest WC** 4'5" x 3'7" (1.35m x 1.1m)

**Master Bedroom** 16' x 10'5" (4.88m x 3.18m)

**Bedroom Two** 10'2" x 10'5" (3.1m x 3.18m)

**Bedroom Three** 10'6" x 9'4" (3.2m x 2.84m)

**Bedroom Four** 7'2" x 9'3" (2.18m x 2.82m)

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

**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?

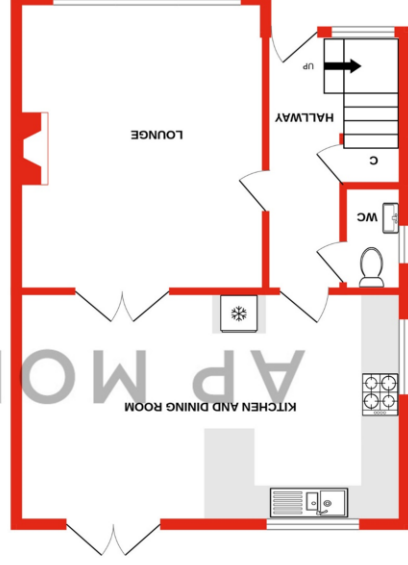
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

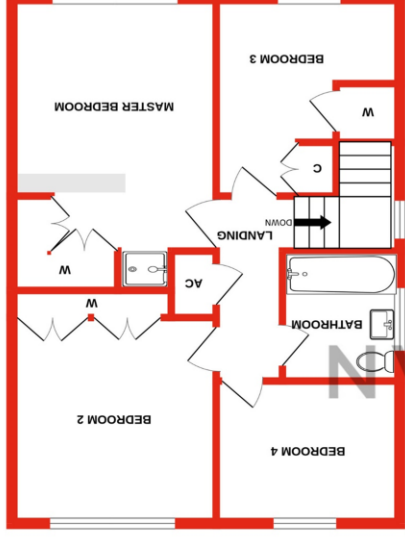


GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 not 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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1ST FLOOR  
561 sq.ft. (52.2 sq.m.) approx.



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