

AP MORGAN



Fairbourne Gardens, Redditch,
Offers in excess of £499,995

Features:

- Substantial plot
- Detached family home
- Flexible ground floor living space
- Fitted kitchen/breakfast room
- Master bedroom with en-suite
- Three further bedrooms
- Beautifully landscaped garden
- Private driveway and double garage

Description:

A well-presented detached family home, positioned on a substantial plot in Headless Cross, and boasting a generous ground floor living space along with four well-proportioned bedrooms.

To the front of the property is a private driveway providing off-road parking space, along with access to the attached double garage, a beautifully landscaped front garden and side gate access through to the rear.

The ground floor accommodation briefly comprises: Entrance hallway with stairs rising to the first-floor landing, guest WC/cloakroom, fitted kitchen with integrated Neff cooking appliances, along with an integrated dishwasher, fridge and sink, separate utility room with space for freestanding appliances and access to the rear garden, formal dining room with a feature bay window to the front aspect, and a generous lounge with feature electric fireplace and bi-folding doors opening to the rear patio,

The first-floor landing establishes: Master bedroom with triple fitted wardrobes and modern en-suite shower room, double bedroom two, double bedroom three with a fitted wardrobe and access to the family shower room, and good-sized bedroom four (currently used as an office with a view to the rear).

Outside, the substantial rear garden has an initial paved patio area, a landscaped lawn and decking area, with planted borders and fenced boundaries.

The property further benefits from gas central heating, double glazed windows throughout, partially boarded loft space with pull down ladder and double garage with electric roller shutter.



Situated in a highly desirable and pleasant cul-de-sac location, within the sought-after residential district of Headless Cross, providing good access to the local first and middle schools, Morton Stanley Park, bus routes and national road networks (M5 and M42).

Details:

Entrance Hallway

Dining Room 12'4" x 11'7" (3.76m x 3.53m)

Lounge 19'4" x 11'7" (5.9m x 3.53m)

Kitchen/Breakfast Room 9'7" x 17'3" (2.92m x 5.26m)

Utility Room 4'9" x 8'2" (1.45m x 2.5m)

Guest WC 4'9" x 5'1" (1.45m x 1.55m)

Master Bedroom 14'2" x 11'8" (4.32m x 3.56m)

En-Suite Shower Room 8'9" x 6' (2.67m x 1.83m)

Bedroom Two 12'8" x 11'8" (3.86m x 3.56m)

Bedroom Three 9'10" x 11' (3m x 3.35m)

Bedroom Four 8'7" x 11'3" (2.62m x 3.43m)

Shower Room 7'8" x 6'8" (2.34m x 2.03m)

Garage

EPC Rating: C

Council Tax Band: F (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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Property to sell?

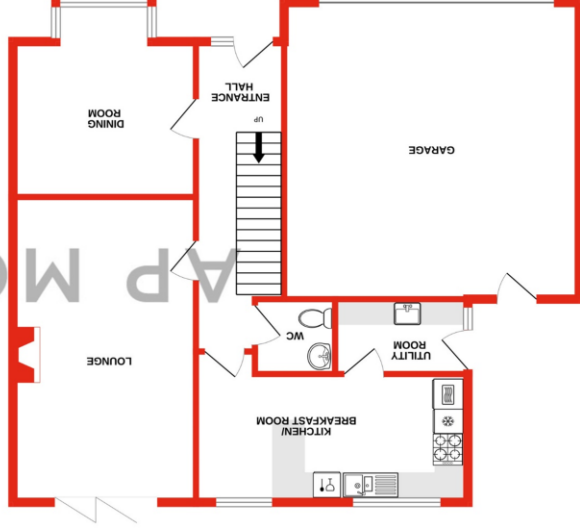
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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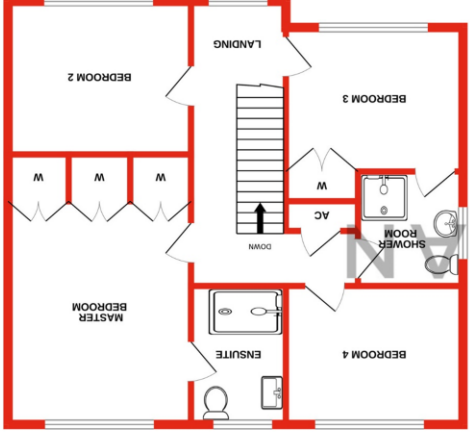
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GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 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 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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TOTAL FLOOR AREA - 1763 sq.ft. (163.7 sq.m.) approx.

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