

**AP MORGAN**



**Byron Road, Headless Cross, Redditch**  
Offers in excess of £350,000

### Features:

- Stylish and fully refurbished detached house
- Three good sized bedrooms
- Spacious lounge with bay window
- Modern fitted kitchen/dining room
- Family bathroom and downstairs W.C
- Front and rear gardens
- Multi-car driveway
- EPC- D

### Description:

This immaculately presented and fully refurbished, three-bedroom detached house is situated in the popular area of Headless Cross, Redditch. The perfect family home with plenty of living space and a stylish décor as well as local amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is a large front garden with pathway running up to the front door as well as a single car driveway with side gate for access into the rear garden. Moving inside, the property briefly comprises of a welcoming entrance hallway; spacious lounge with large bay window; stylish and open plan kitchen/dining room with large sliding doors at the rear and integrated appliances including dishwasher, washing machine, oven and hob as well as a small utility room with downstairs W.C and side door leading into the rear garden; first floor landing with airing cupboard; two double bedrooms; one single bedroom and a modern family bathroom with separate bath and corner shower cubicle.

The rear garden is a very good size comprising of a large lawn with pathway running up to a small summerhouse as well as a tiled patio area perfect for outdoor furnishings. There is also space at the side of the property which could be used to further extend the property STPP.

This position in Headless Cross is in very close proximity to amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M5 and M42 motorways.

### Details:

Lounge 14'8" (4.47) x 12'10" (3.9) (into bay)



**Kitchen/Diner** 18'1" x 10' (5.5m x 3.05m)

**Bedroom One** 13'4" (4.06) x 11'7" (3.53) (into bay)

**Bedroom Two** 12'3" x 10'9" (3.73m x 3.28m)

**Bedroom Three** 9' x 7'7" (2.74m x 2.3m)

**Bathroom** 8'3" x 5'6" (2.51m x 1.68m)

**Utility Room** 5'2" x 2'7" (1.57m x 0.79m)

**W.C** 3'7" x 2'7" (1.1m x 0.79m)

**Hallway**

**Landing**

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

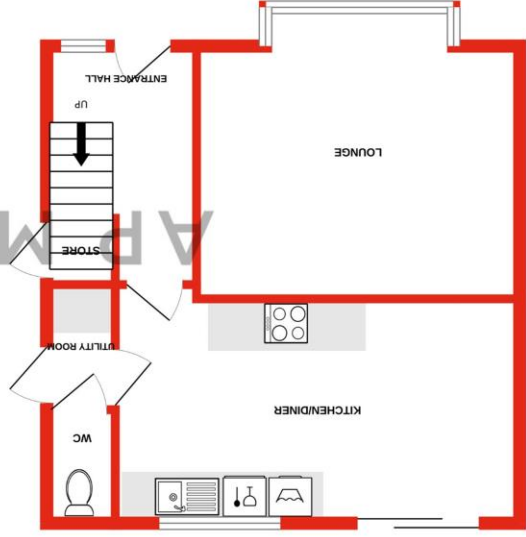
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

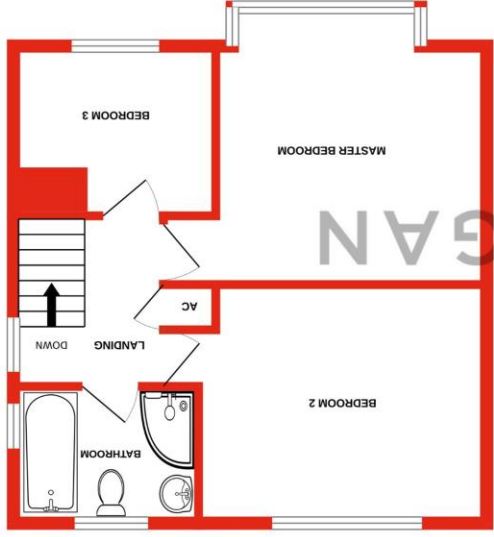
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

What 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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