

AP MORGAN



Alder Carr Close, Redditch, Worcestershire
Offers in excess of £300,000

Features:

- Four bedroom town house
- Beautiful presentation throughout
- Garage & driveway
- Cul de sac location
- Two ensuites
- Bathroom
- Rear garden
- Council Tax Band - D

Description:

Introducing this beautifully presented four-bedroom townhouse spread across three floors, situated within a desirable cul-de-sac with a garage and off-road parking.

Inside, the layout comprises an entrance hall, storage cupboard, WC, garage with electrics, and a fitted kitchen/diner with French doors providing access to the rear garden. The first floor features a lounge with a Juliette balcony, a master bedroom with fitted wardrobes, and a recently fitted ensuite shower room with a double walk-in shower. On the second floor are two double bedrooms and one single, another ensuite shower room, and a family bathroom with a shower over the bath.

Outside, the front of the property provides a driveway suitable for multiple vehicles, and access to the garage. Additionally, there is gated access to the South East facing rear garden, which features a patio area ideal for outdoor seating and a lawn.

Situated in the popular residential area of Greenlands, the property benefits from its proximity to well-regarded local schools, shops, and bus routes. Redditch Town Centre is a short distance away, offering a variety of amenities including shops, restaurants, bars, and a cinema, along with local bus and railway stations. Easy access to national motorway networks (M5 and M42) further enhances the property's appeal.



Details:

Entrance Hall

WC

Garage 16'6" x 8'8" (5.03m x 2.64m)

Kitchen/ Diner 11'11" x 16'4" (3.63m x 4.98m)

First Floor Landing

Master Bedroom 13' (3.96) (max) x 14'8" (4.47) (to front of wardrobe)

Ensuite 7'7" x 5'1" (2.3m x 1.55m)

Lounge 11'1" (max) x 16'4" (3.38m (max) x 4.98m)

Second Floor Landing

Bedroom Two 10'1" x 9'11" (3.07m x 3.02m)

Ensuite 7'6" x 6'1" (2.29m x 1.85m)

Bedroom Three 13' x 8'8" (3.96m x 2.64m)

Bedroom Four 11'6" x 7'4" (3.5m x 2.24m)

Bathroom 6'9" x 6'1" (2.06m x 1.85m)

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

Property to sell?

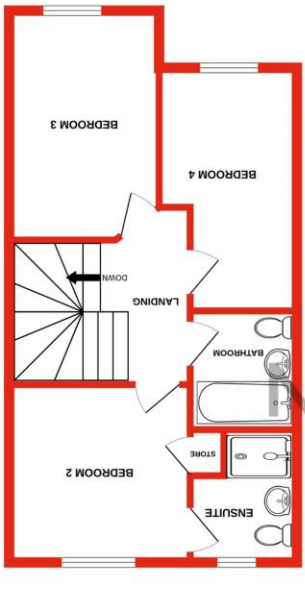
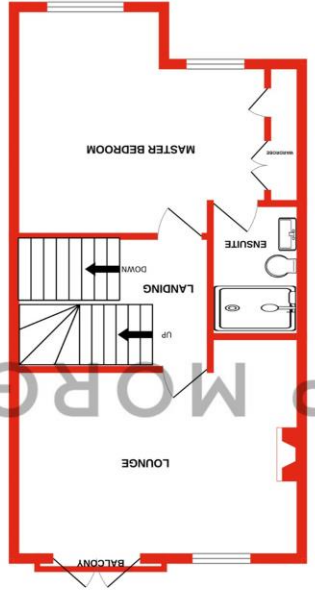
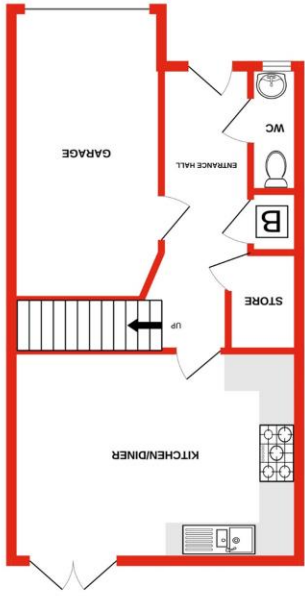
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Need a solicitor?

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, to arrange a survey.



TOTAL FLOOR AREA: 1454 sq. ft. (135.0 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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