

**AP MORGAN**



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

### Features:

- Detached family home
- Highly sought after residential area
- Three well-proportioned bedrooms
- Fitted kitchen with integrated appliances
- Lounge with feature log burner
- Landscaped rear garden
- Driveway and garage
- EPC - TBC

### Description:

A well-presented detached family home, situated in the highly sought after residential area of Headless Cross. This property boasts three well-proportioned bedrooms and a contemporary modern ground floor living space.

To the front of the property is a private driveway providing off-road parking for two vehicles, along with access to the attached garage.

The ground floor accommodation comprises: Entrance hallway with cloaks storage cupboards, guest WC and stairs rising to the first-floor landing, spacious lounge with a feature log burner and doors opening to the rear garden, along with the open plan fitted kitchen/dining room with integrated appliances (fridge, freezer, dishwasher, washing machine, oven and gas hob) and dining area with French Doors opening to the rear garden.

The first-floor landing establishes: Bedroom one with fitted wardrobes and a view to the rear garden, double bedroom two with space for wardrobes, good-sized bedroom three with fitted wardrobes, and the family bathroom providing a p-shaped bath with overhead shower, wash basin and WC.

Outside to the rear is a mature, private garden with an initial paved patio area perfect for garden furniture and entertaining, then laid to a well-maintained lawn with mature planted borders and fenced boundaries.

The property further benefits from a fully insulated and partially boarded loft space, filled cavity walls and double glazed windows throughout.



Well positioned in Headless Cross, this property is ideally situated for well-regarded local schools, shops and bus routes, along with being 1.5 mile from Redditch Town Centre, boasting an assortment of amenities including shops, restaurants, bars and cinema, along with the local bus and railway stations.

**Details:**

**Entrance Hallway**

**Kitchen/Dining Room** 17'8" x 13'4" (5.38m x 4.06m)

**Lounge** 11'3" x 12'6" (3.43m x 3.8m)

**Guest WC** 2'8" x 4'9" (0.81m x 1.45m)

**Bedroom One** 11'5" x 11'8" (3.48m x 3.56m)

**Bedroom Two** 9'9" x 11'1" (2.97m x 3.38m)

**Bedroom Three** 7'5" x 9'7" (2.26m x 2.92m)

**Family Bathroom** 7'5" x 7'7" (2.26m x 2.3m)

**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?

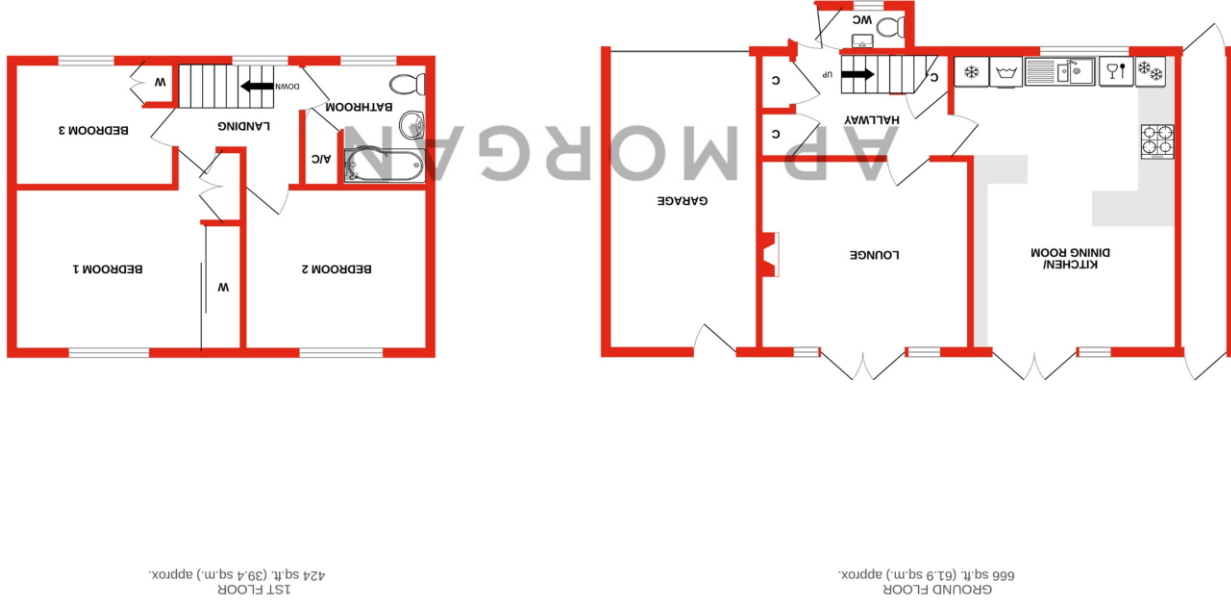
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### Need a removal company and storage?

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.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.  
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