

AP MORGAN



Feckenham Road, Headless Cross,
Offers in excess of £475,000

Features:

- Detached period home
- Contemporary fitted kitchen with AGA
- Living room with feature log burner
- Master bedroom with en-suite
- Three further bedrooms
- Bathroom and ground floor shower room
- Landscaped garden and impressive BBQ kitchen
- Detached garage and storage outbuilding

Description:

A beautifully presented detached period home, boasting four bedrooms, generous living space and character features throughout. This property is positioned in the highly sought-after residential area of Headless Cross, Redditch.

To the front of the property is a well-maintained garden with raised borders, along with a private tarmac driveway leading to the rear garden.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, contemporary fitted kitchen with integrated appliances (Aga, electric oven, microwave, induction hob, dishwasher, fridge and freezer), along with French Doors opening to the rear garden, living room with a feature log burner and bay window, and the formal dining room with electric fireplace and feature bay window. The ground floor is complete with a separate utility room with space for freestanding appliances, along with the ground floor shower room.

The first-floor landing establishes: Master bedroom with fitted wardrobes and hidden en-suite shower room, double bedroom two with space for wardrobes and a view to the rear garden, double bedroom three with fitted wardrobes and a view to the rear garden, good-sized bedroom four, currently used as a study room with a fitted desk unit, and the family bathroom providing a bath with overhead shower, wash basin and WC.

To the rear is an immaculate landscaped garden with an initial low maintenance decked area, steps down to an impressive, private, sunken outdoor living space with patio flooring, built in bench seating, and a fitted BBQ kitchen. The garden is complete with a well-maintained lawn with hedged borders, along with a detached garage and second store outbuilding.



Well situated the property is close to an assortment of local amenities such as shops, restaurants, Morton Stanley park, and well-regarded local schools (The Vaynor First School, Walkwood Middle School and St Augustine's High). Redditch Town Centre is 1.9mile away boasting a further assortment of shops, restaurants, bars and cinema, along with the local bus and railway station.

Details:

Entrance Porch and Hallway

Kitchen 15'2" x 10'7" (4.62m x 3.23m)

Dining Room 11'9" x 13' (3.58m x 3.96m)

Living Room 13'9" x 12' (4.2m x 3.66m)

Utility Room 8'8" x 6'7" (2.64m x 2m)

Shower Room 6'6" x 4'3" (1.98m x 1.3m)

Master Bedroom 11'9" x 11'2" (3.58m x 3.4m)

En-Suite Shower Room 4'3" x 4'1" (1.3m x 1.24m)

Bedroom Two 13'9" x 12' (4.2m x 3.66m)

Bedroom Three 12' x 10'6" (3.66m x 3.2m)

Bedroom Four 10'1" x 7'3" (3.07m x 2.2m)

Family Bathroom 7'3" x 6'2" (2.2m x 1.88m)

Garage and Store Outbuildings

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.



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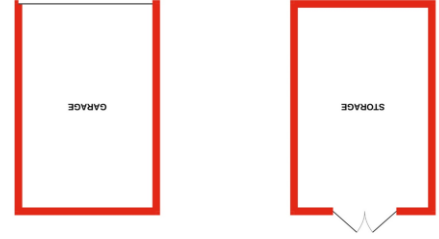
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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

FIRST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



OUTBUILDINGS
345 sq.ft. (32.1 sq.m.) approx.

While 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 efficacy can be given.
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TOTAL FLOOR AREA : 1662 sq.ft. (156.3 sq.m.) approx.