

AP MORGAN



Wordsworth Avenue, Headless Cross, Redditch

Offers in excess of £325,000

Features:

- Well-presented semi-detached house
- Three bedrooms
- Two sitting rooms and conservatory
- Modern fitted kitchen and separate utility
- Family bathroom and downstairs shower room
- Large rear garden with bar
- Multi-car driveway and garage
- EPC- TBC

Description:

A deceptively spacious and well-presented, semi-detached family home, boasting three generous bedrooms and a good-sized family living space. The property is well positioned in the highly sought after residential area of Headless Cross, Redditch.

To the front of the property is a private driveway providing off-road parking space for multiple vehicles, along with access to the integral single garage.

The ground floor accommodation comprises: Welcoming entrance porch and hallway; spacious living room with large bay window and open archway leading into the family dining room and bright conservatory; Modern fitted kitchen with integrated porcelain sink, dishwasher, two ovens and induction hob; extended utility room with space for freestanding appliances as well as including a downstairs shower room and rear door for access into the garden; integral garage which can also be accessed via the utility room. The first-floor landing establishes: Bedroom one with space for a large wardrobe; bedroom two with fitted wardrobes; bedroom three currently being used as an office space; family bathroom with bath and electric shower as well as a separate w.c which could easily be connected into the bathroom through knocking down the parting wall.

Outside to the rear is a very large, private garden with initial patio area, then several steps leading up to a raised decking area and L-shaped lawn with a wonderful bar at the rear perfect for family gatherings and parties. There are also two large sheds for additional storage space.

Well positioned in the popular residential area of Headless Cross, the property provides excellent access to the local amenities, shops, restaurants, well regarded schools, and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of further amenities along with the local bus and train stations.



Details:

Porch

Hallway

Living Room 14'8" (4.47) x 13' (3.96) (into bay)

Dining Room 10'8" x 9'10" (3.25m x 3m)

Conservatory 11'8" x 8'9" (3.56m x 2.67m)

Kitchen 10'8" x 10'6" (3.25m x 3.2m)

Utility Room 17'7" x 6'11" (5.36m x 2.1m)

Landing

Bedroom One 11'7" x 10'11" (3.53m x 3.33m)

Bedroom Two 12'2" (3.7) x 10'9" (3.28) (into wardrobes)

Bedroom Three 9' x 7'11" (2.74m x 2.41m)

Bathroom 5'5" x 5'3" (1.65m x 1.6m)

W.C 5'5" x 2'7" (1.65m x 0.79m)

Shower Room 3'10" x 3'5" (1.17m x 1.04m)

Garage 10' x 6'11" (3.05m x 2.1m)

Bar 15'3" x 7'4" (4.65m x 2.24m)

EPC Rating: To be confirmed

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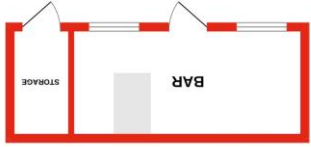
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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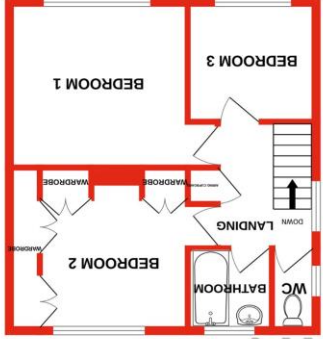
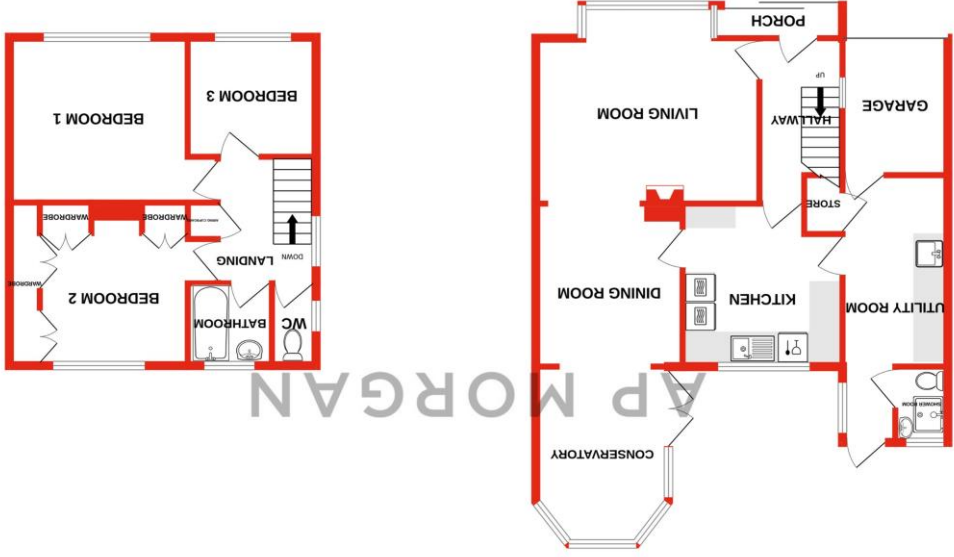
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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
141 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and fittings are approximate and no responsibility is taken for any omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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