

**AP MORGAN**



**Ganborough Close, Matchborough East, Redditch**  
Offers in excess of £310,000



**Features:**

- Three-bedroom detached family home on a corner plot
- Well-fitted Kitchen/Dining Room
- Spacious Lounge
- Conservatory & ground floor WC
- Three double bedrooms
- Modern Shower Room
- Parking for multiple vehicles, Garage & Gym/Storage
- Versatile, private & south-facing garden
- Well-positioned for local schooling and a nursery

**Description:**

A beautifully presented, chain-free, three-bedroom detached family home on a corner plot in Matchborough East, Redditch. Boasting a versatile ground floor layout, a well-fitted kitchen/dining room, three double bedrooms, an ample driveway as well as a private, versatile garden and close proximity to local schooling and a nursery.

To the front of the property is a generous, block-paved driveway fit for parking multiple vehicles, access to a garage at the side of the house, as well as side-gated access to the garden.

The ground floor accommodation comprises: a welcoming porch with a guest WC, a generous lounge and modern lounge. The fitted kitchen/dining room of the house offers the following appliances: a sink, various base units, space/plumbing for freestanding furniture/appliances, and access to the rear of the ample conservatory through a set of glazed French doors.

The first-floor landing establishes: Bedroom one, an ample double with a cut-out ideal for potential wardrobes, bedroom two is a further double with space for potential furniture and bedroom three is a final, comfortable double. The shower room of the house presents a large shower, wash basin and WC.

To the rear is a versatile, south-facing garden with an initial wooden decking area ideal for potential garden furnishings, and a central area laid to lawn. This garden isn't overlooked and features fenced boundaries.

Situated in Matchborough East, this property is roughly 3.2 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible. Families will appreciate the nearby educational facilities, which include; a nursery, primary school, middle school and high school, all within convenient distance of the property.





## Details:

### Entrance Hall

**Kitchen/Dining Room** 16'8" x 13'10" (5.08m x 4.22m) Both max

**Lounge** 16'10" x 11'6" (5.13m x 3.5m) Both max

**Conservatory** 15'2" x 9'7" (4.62m x 2.92m)

**WC** 2'6" x 5' (0.76m x 1.52m)

### Landing

**Bedroom one** 8'7" x 14'10" (2.62m x 4.52m) Both max (into wardrobe)

**Bedroom two** 11'9" x 10'6" (3.58m x 3.2m) Both max

**Bedroom three** 8' x 8'7" (2.44m x 2.62m)

**Shower Room** 6'2" x 7'6" (1.88m x 2.29m)

**Gym/Storage** 8'1" x 7'6" (2.46m x 2.29m)

**Garage** 8'1" x 9'7" (2.46m x 2.92m)



**EPC Rating:** C

**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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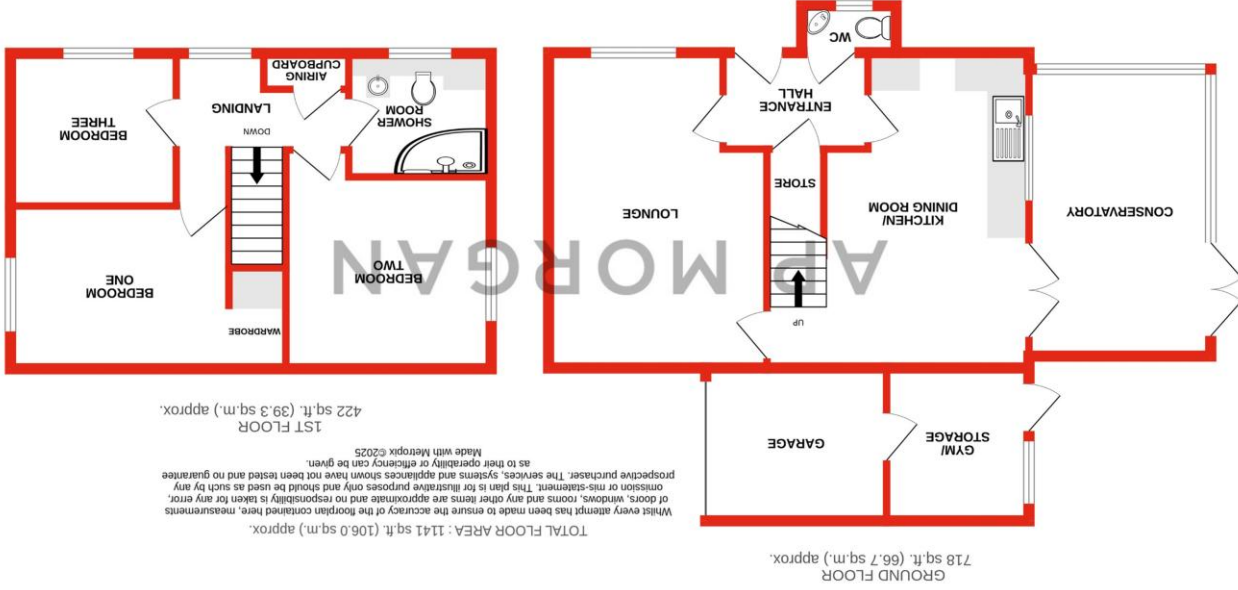
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