

AP MORGAN



Grendon Close, Matchborough West, Redditch
Offers in excess of £210,000

Features:

- **Offered with no onward chain**
- A well-presented mid-terrace family home
- Four well-proportioned bedrooms
- Generous lounge, with feature fireplace
- Fitted kitchen and dining room
- Family bathroom and downstairs WC
- Well-maintained south-facing rear garden
- Communal parking

Description:

Nestled in a quiet residential cul-de-sac, this deceptively spacious four-bedroom mid-terrace home offers generous living space across two floors, making it an ideal choice for growing families.

Upon entering, you are welcomed into a bright hallway with a convenient ground floor WC. The ground floor features a large lounge to the rear, complete with access to the garden through sliding doors, and a modern kitchen/dining room to the front, perfect for family meals and entertaining.

Upstairs, the property boasts four well-proportioned bedrooms, including three generous doubles and a versatile single bedroom, which could be used as a home office or nursery. The family bathroom is well appointed with a bath, with an overhead shower, WC and washbasin.

Outside, the property benefits from a private south-facing rear garden with a patio area, ideal for outdoor dining and relaxation, along with a lawn space for children to play. The property also offers communal parking, ensuring convenience for residents and visitors alike.

Situated in Matchborough West, the property is roughly 3.2 miles from to the Redditch town centre, and to amenities in shopping, schooling, travel and restaurants. Additionally, this position offers swift access to the M5 and M42 motorways.



Details:

Hall

WC 2'11" x 3'4" (0.9m x 1.02m)

Kitchen/Dining Room 17' x 12'9" (5.18m x 3.89m) max dimensions

Lounge 17' x 13'9" (5.18m x 4.2m) max dimensions

Landing

Bedroom 1 13'11" x 10'1" (4.24m x 3.07m)

Bedroom 2 10'8" x 10'10" (3.25m x 3.3m)

Bedroom 3 10'5" x 7'1" (3.18m x 2.16m)

Bedroom 4 10'8" x 6'8" (3.25m x 2.03m)

Bathroom 6'1" x 7' (1.85m x 2.13m)



EPC Rating: To be confirmed

Council Tax Band: B (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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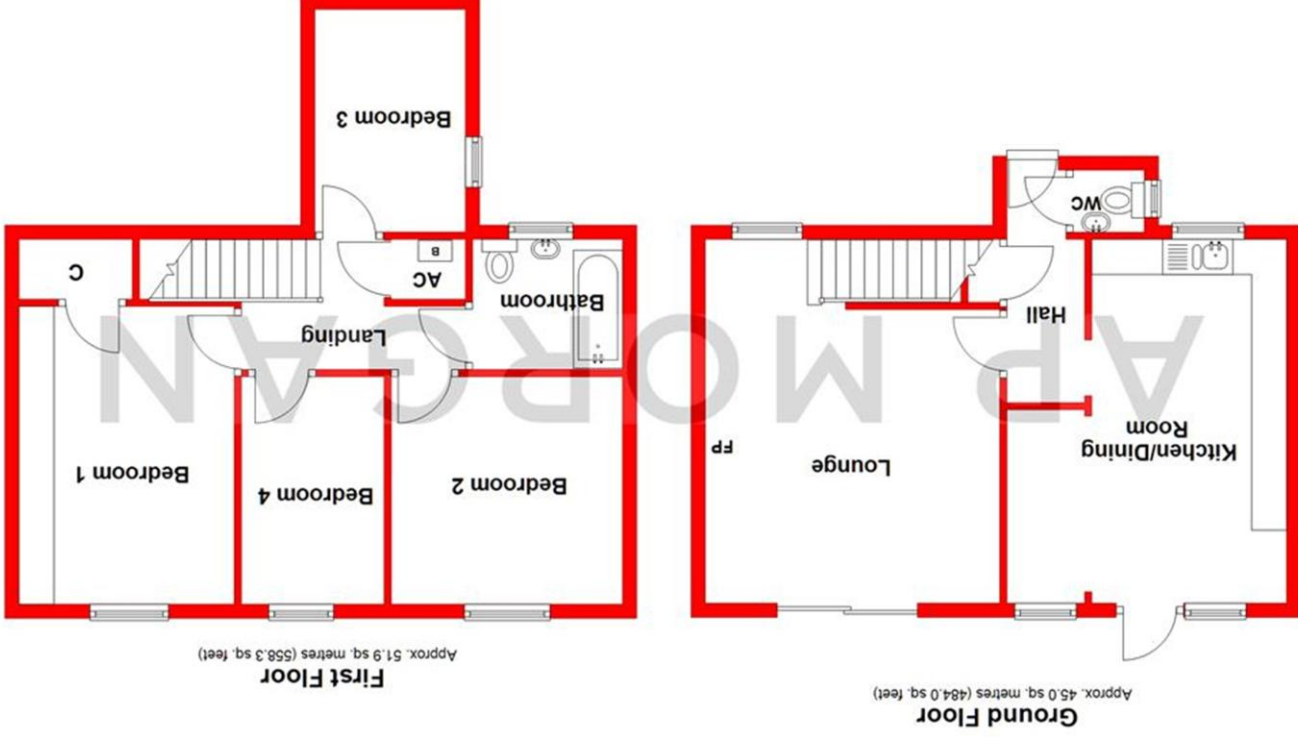
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Plan produced using PlanUp.

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