



AP MORGAN

Nutford Street, Redditch
Offers in the region of £315,000

Features:

- Three double and one single bedrooms
- Spacious lounge
- Generous fitted kitchen
- An ensuite
- Ground floor WC
- Low maintenance rear garden
- Off street parking

Description:

This beautifully presented four-bedroom, semi-detached home presents a spacious lounge, generous kitchen/dining room, Three double & one single bedrooms, an ensuite, a family bathroom, ground floor WC, a low-maintenance garden, off street parking and optimal positioning for amenities.

Approaching the property, there is a tarmac drive offering parking for multiple vehicles allowing front access and rear access through a side gate.

Entering the property to the hall which leads to the spacious lounge allowing for multiple suites and other freestanding furniture whilst giving access to the rear garden through French Doors. The kitchen/diner is generously sized presenting ample counter space, with an integral electric oven, gas hob, sink with space/plumbing for freestanding appliances. There is also room for a dining table and chairs. The ground floor is completed by under stair storage and a separate WC.

Ascending to the first floor, the landing presents Bedroom Two, a large double looking to the rear, Bedroom Three is also a large double looking to the front. Bedroom Four is a generous single being used as an office. The family bathroom is large presenting a washbasin, WC and bath.

Ascending to the second floor Bedroom One is a spacious double which gives plenty of space for freestanding furniture with sky lighting illuminating the room. There is access to the en-suite which presents a WC, washbasin and shower.



The rear garden opens to a paved patio area with room for outdoor furniture, continuing to a raised artificial lawn, there is plenty of space for outdoor activities whilst presenting a low-maintenance garden bordered by wooden panel fencing.

Situated roughly 2.4 miles from Redditch Town Centre, this house is positioned a short drive to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

Details:

Hall

Lounge 10'1" x 16'7" (3.07m x 5.05m)

Kitchen/Diner 15'4" x 9'7" (4.67m x 2.92m)

WC 5'8" x 3'1" (1.73m x 0.94m)

Landing

Bedroom Two 13'5" x 9'7" (4.1m x 2.92m)

Bedroom Three 12' x 9'7" (3.66m x 2.92m)

Bedroom Four 10'1" x 6'8" (3.07m x 2.03m)

Bathroom 5'8" x 6'8" (1.73m x 2.03m)

Bedroom One 16'9" x 13' (5.1m x 3.96m) Both Max

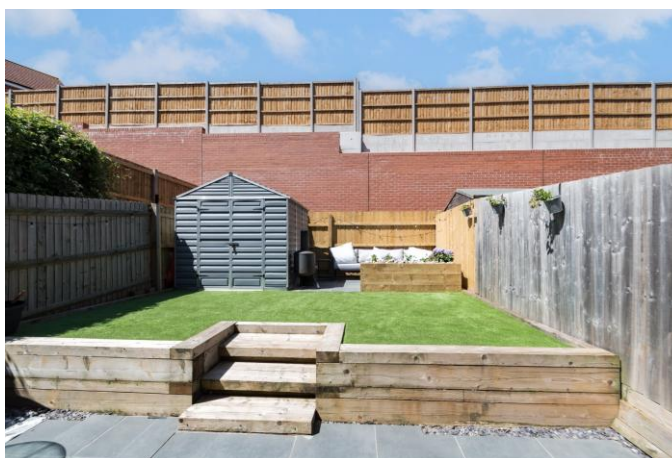
En-Suite 5'6" x 2'1" (1.68m x 0.64m) Both Max

EPC Rating: B

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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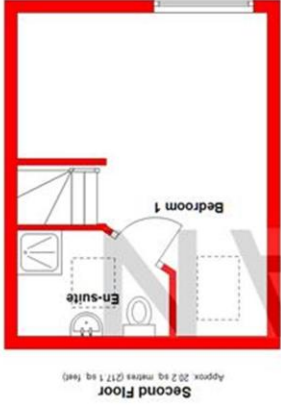
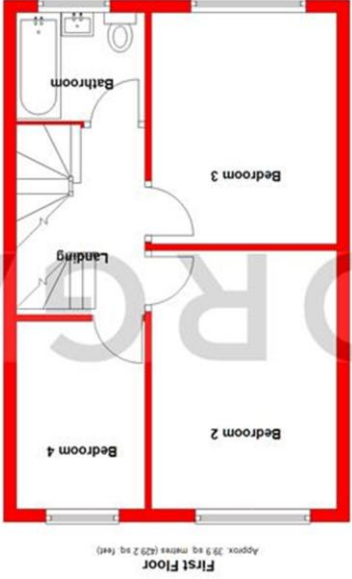
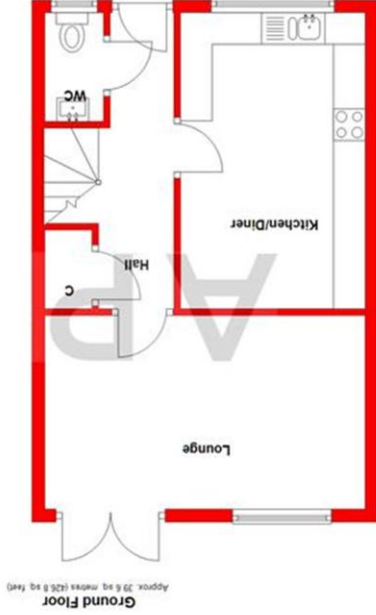
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Total area: approx. 99.7 sq. metres (1073.1 sq. feet)