

AP MORGAN



Arrow Road North, Lakeside, Redditch
Offers in excess of £325,000

Features:

- A well-presented extended, detached family home
- Four bedrooms
- Modern fitted kitchen
- Generous lounge and sizeable conservatory
- Family bathroom, ensuite, downstairs WC
- Generous low-maintenance rear garden
- Driveway and integral garage

Description:

A well-presented extended, detached family home, boasting four bedrooms, a generous ground floor living space and off-road parking. This property is well situated in Lakeside, Redditch.

To the front of the property is a private driveway providing off-road parking for multiple vehicles, mature front hedge and shrubbery, along with access to a garage and side gate access through to the rear of the property.

The ground floor accommodation comprises: a welcoming porch, a hall, with stairs rising to the first-floor landing and understairs storage cupboard, a modern fitted kitchen/diner with integrated oven, hob, dishwasher, sink and space for freestanding appliances, and a generous lounge. The ground floor benefits from a sizeable conservatory, which benefits from access to a downstairs WC, the integral garage and French door access to the rear garden.

The first-floor landing establishes: three double bedrooms, bedroom one, benefiting from an attached ensuite, providing a walk-in shower, WC and wash basin, a further fourth single bedroom and the family bathroom, providing a bath, with an overhead shower, wash basin and WC.

To the rear of the property is a generous low-maintenance garden, with an initial paved patio and steps leading to lovely, gravelled area, and a shed, with fenced borders. This garden benefits from a variety of trees, including two apples, two cherries, damson, plum, along with raspberries, blackberries and a vegetable patch.

Well placed in Lakeside, the property is ideally situated for local amenities and walks around Arrow Valley. Redditch Town Centre is roughly 2.8 miles away providing an assortment of amenities along with the bus and train stations.



Details:

Porch 2'8" x 6'1" (0.81m x 1.85m)

Hall

Kitchen/Diner 14'6" x 10'4" (4.42m x 3.15m)

Lounge 10'10" x 16'6" (3.3m x 5.03m)

Conservatory 14'5" x 24'7" (4.4m x 7.5m) max dimensions

WC 6'3" x 3'3" (1.9m x 1m)

Garage 17'8" x 7'9" (5.38m x 2.36m)

Landing

Bedroom 1 13'8" x 6'11" (4.17m x 2.1m) max dimensions

Ensuite 7' x 4'2" (2.13m x 1.27m) max dimensions

Bedroom 2 14'6" x 9'8" (4.42m x 2.95m)

Bedroom 3 10'10" x 9'9" (3.3m x 2.97m)

Bedroom 4 10'8" x 6'5" (3.25m x 1.96m) max dimensions

Bathroom 5'7" x 6'5" (1.7m x 1.96m)

EPC Rating: D

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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