

AP MORGAN



Ellerdene Close, Redditch, Worcestershire
Offers in the region of £320,000

Features:

- Semi-detached House
- Thoughtfully extended
- Four bedrooms
- Integral garage
- Sought after location
- Beautiful rear garden
- Front driveway

Description:

This immaculately presented and thoughtfully extended four-bedroom home is nestled on Ellerdene Close, within a sought-after estate in Redditch. The property is deceptively spacious and is close to excellent transport links and local amenities making it a fantastic family home.

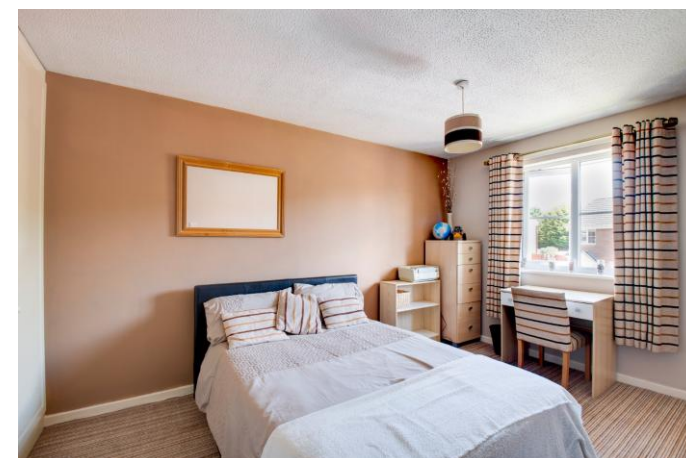
The property is approached via an attractive frontage featuring a neat lawn, mature shrubs, and a driveway leading to the garage and front entrance.

Inside, the welcoming hallway offers stairs rising to the first floor and provides access to rooms on the ground floor. The spacious lounge is positioned at the front of the property, with a large window providing plenty of natural light. This flows through to a generous dining area, which in turn leads to a bright conservatory with doors opening directly onto the rear garden.

Also accessed from the dining room is the stunning kitchen/breakfast room, fitted with modern cabinetry, a breakfast bar, and doors leading to the garden, garage, and a conveniently located W/C.

Upstairs, the property offers a versatile layout with four well-proportioned bedrooms, including three generous doubles and a comfortable single. Bedroom one spans the full depth of the house and enjoys the added benefit of its own en-suite shower room. Both the first and second bedrooms feature integrated wardrobes, providing excellent storage. A modern family bathroom completes the upper floor.

Outside, the rear garden has been beautifully landscaped to create a private and versatile outdoor space. A paved patio directly behind the house offers an ideal setting for outdoor dining, with steps leading up to a second level currently home to a hot tub and canopy—perfect for year-round relaxation. Further steps lead to the top level of the garden, providing an excellent space for planting with plenty of potential. Mature plants and trees are thoughtfully arranged throughout, adding charm and a sense of seclusion.



Details:

Hallway

Lounge 13'2" x 12'4" (4.01m x 3.76m)

Dining Room 7'9" x 10'10" (2.36m x 3.3m)

Kitchen/Breakfast Room 16'4" x 10'10" (4.98m x 3.3m)

Conservatory 12' x 9'1" (3.66m x 2.77m)

Garage 13'2" x 8'4" (4.01m x 2.54m)

First floor landing

Bedroom One 19' x 8'8" (5.8m x 2.64m)

Bedroom Two 13'2" x 8'10" (4.01m x 2.7m)

Bedroom Three 8'10" x 8'8" (2.7m x 2.64m)

Bedroom Four 9'4" x 6'6" (2.84m x 1.98m)

Bathroom 6'5" x 6'2" (1.96m x 1.88m)

Ensuite shower room 8'8" x 4'4" (2.64m x 1.32m)



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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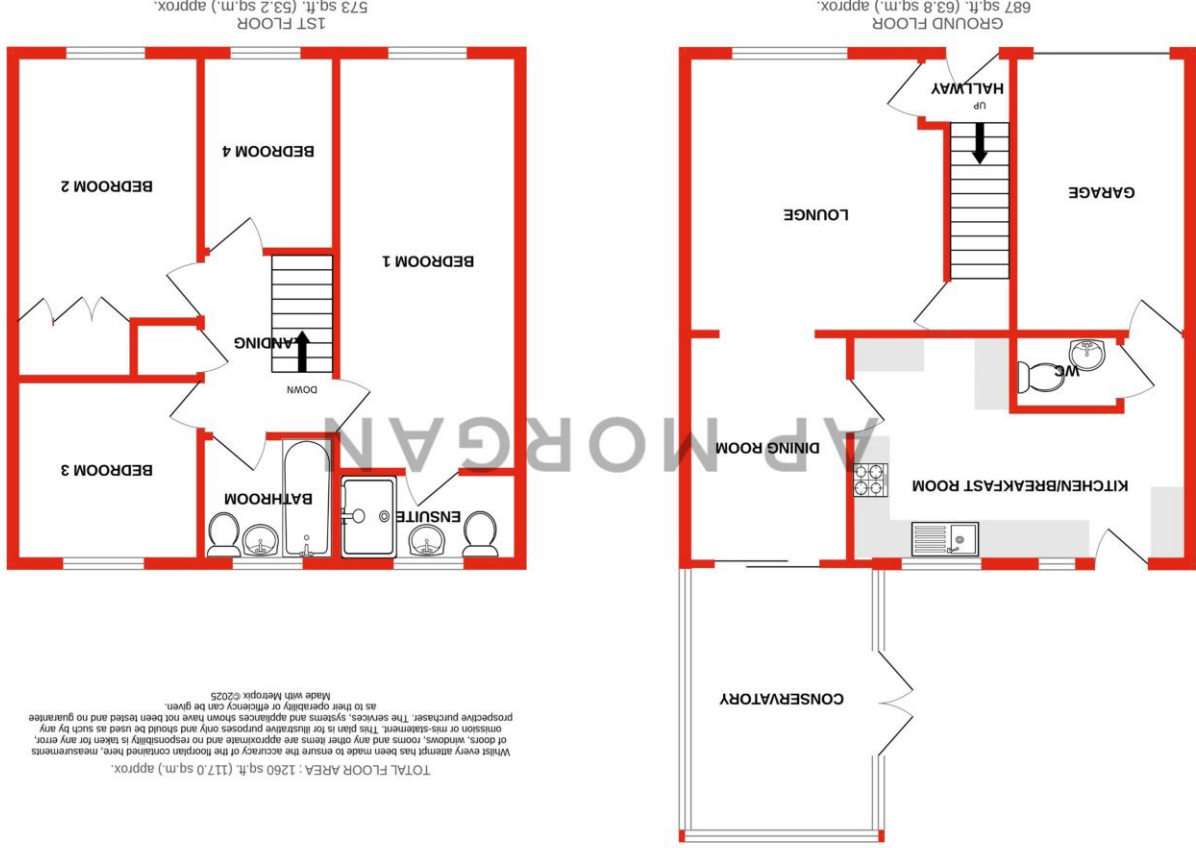
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