

**AP MORGAN**



**Pulman Close, Batchley, Redditch**  
Offers in excess of £280,000



**Features:**

- A well-presented semi-detached family home
- Three double bedrooms
- Contemporary fitted kitchen
- Spacious lounge
- Family bathroom, shower room and guest WC
- Well-maintained front and rear gardens
- Driveway and garage

**Description:**

A well-presented semi-detached family home, boasting three double bedrooms, off-road parking. This property enjoys a pleasant cul-de-sac location set within a convenient residential area of Batchley, Redditch.

To the front of the property is a driveway, providing parking for multiple vehicles, access to the garage and a well-maintained front lawn, with a mature tree.

The ground floor accommodation briefly comprises; a welcoming hall, with a convenient guest WC and stairs rising to the first-floor landing, the contemporary fitted kitchen, with integrated appliances (five ring gas hob, oven, dishwasher, washing machine) and the spacious lounge, which provides access to the rear garden, through French doors.

The first-floor landing establishes; two double bedrooms, both with fitted wardrobes and the family bathroom, providing a bath, WC and washbasin.

The second floor is home to the generous main bedroom, with fitted wardrobes and an attached dressing room, which provides access to the shower room.

To the rear of the property is a well-maintained garden, with an initial patio, sizeable lawn, with rear access to the garage and a side gate access.

Well placed in Batchley, the property is ideally situated for local shops, restaurants, takeaways and bus routes. Redditch Town Centre is a short distance away providing a further assortment of amenities, along with the local bus and railway stations. Motorway networks M5 and M42 are easily accessible.



## Details:

### Hall

**WC** 6' x 2'9" (1.83m x 0.84m)

**Kitchen** 12'9" x 6'2" (3.89m x 1.88m)

**Lounge** 16'2" x 12'10" (4.93m x 3.9m) max dimensions

### Landing

**Bedroom 2** 11'7" x 13' (3.53m x 3.96m) max dimensions

**Bedroom 3** 11' x 13' (3.35m x 3.96m) max dimensions

**Bathroom** 6'4" x 6'3" (1.93m x 1.9m)

**Bedroom 1** 14'9" x 13' (4.5m x 3.96m) max dimensions

**Dressing Room** 10'4" x 6'4" (3.15m x 1.93m) max dimensions

**Shower Room** 6'11" x 6'1" (2.1m x 1.85m)

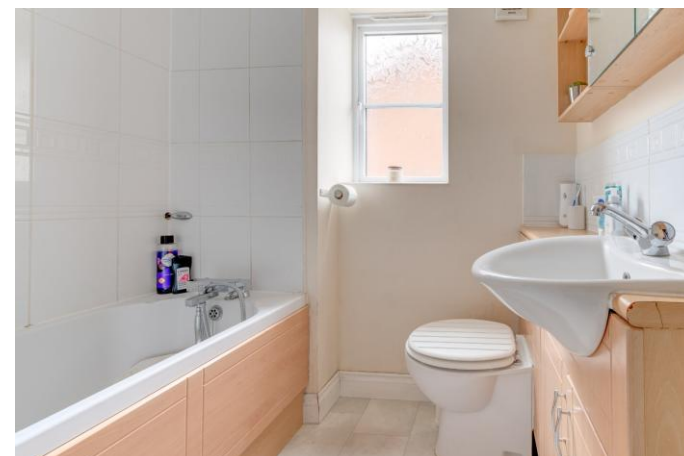
### Garage

**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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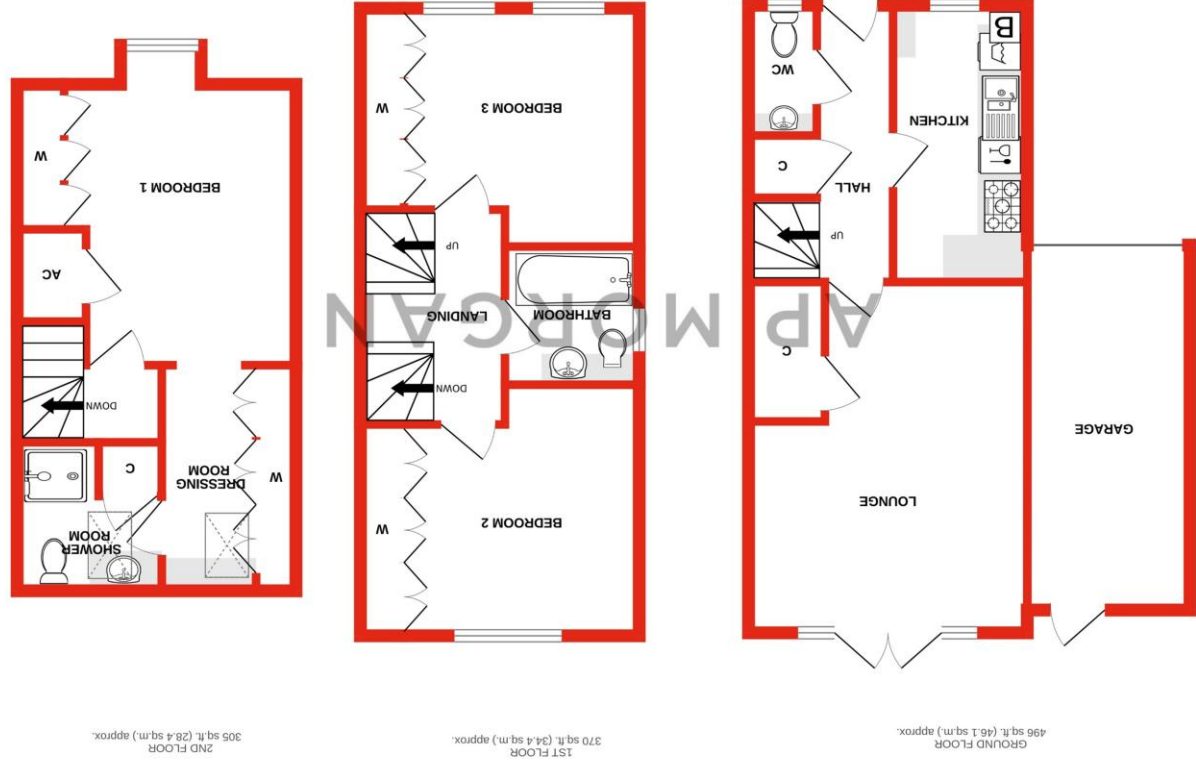
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