

AP MORGAN



Auxerre Avenue, Greenlands, Redditch
Offers in the region of £280,000

Features:

- A well-presented, spacious three-bedroom semi-detached home
- Generous Lounge with log-burning fireplace
- Large, contemporary Kitchen/Dining Room
- Ground floor WC
- Three double bedrooms
- Modern Bathroom
- Versatile, tiered garden space with a Garage/Workshop
- Ample driveway, fit for parking multiple vehicles

Description:

A beautifully presented, three-bedroom semi-detached family home, positioned in Greenlands, Redditch. Offering a versatile layout with generously sized rooms, three double bedrooms, a versatile garden with a garage/workshop, positioning for a variety of school catchments and swift access to local amenities.

To the front of the house is ample block-paved driveway with parking for vehicles, as well as fenced boundaries and gated side access to the rear garden.

The ground floor accommodation comprises: a welcoming entrance hall with an under-stair WC, the spacious lounge of the house features a log-burning fireplace, the contemporary fitted kitchen/dining room of the house presents a modern space with the following integral appliances; a sink, double convection oven, gas hob, slimline dishwasher, space/plumbing for freestanding appliances and access to the garden through a set of glazed French doors.

The first-floor landing establishes: bedroom one is an ample double, bedroom two is a further double, and bedroom three is a final, comfortable double- each offering ample space for freestanding furniture. The modern bathroom of the house features a bath/shower, wash basin and WC.

To the rear is a versatile and mature garden space, offering an initial sheltered patio area that accesses the garage/workshop, as well as the driveway, with a stepped-up space laid to lawn and fenced boundaries.

Situated in Greenlands, this property is roughly 1.9 miles from the Redditch town centre, offering an assortment of amenities including shopping, well regarded schooling catchments, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Entrance Hall

Lounge 14'6" x 11'10" (4.42m x 3.6m)

Kitchen/Dining Room 9'7" x 18' (2.92m x 5.49m) Both max

WC 3' x 2'7" (0.91m x 0.79m)

Landing

Bedroom one 13'1" x 12' (4m x 3.66m) Both max

Bedroom two 11'5" x 11'10" (3.48m x 3.6m) Both max

Bedroom three 10' x 8' (3.05m x 2.44m)

Bathroom 5'6" x 7'5" (1.68m x 2.26m)

Garage/Workshop 20'2" x 9'3" (6.15m x 2.82m)



EPC Rating: C

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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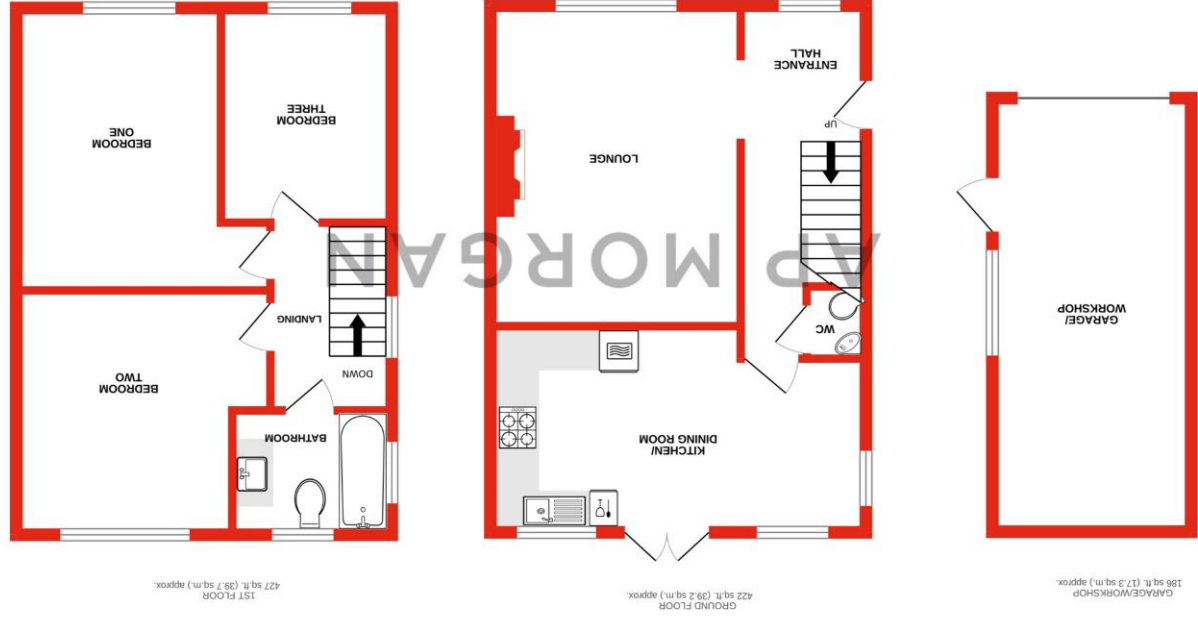
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