



**AP MORGAN**

**Feckenham Road, Headless Cross,**  
Offers in excess of £210,000

**Features:**

- One double, one single bedrooms
- Period style lounge
- Generous fitted kitchen/diner
- Pantry
- Family bathroom
- Vast, diverse and verdant gardens
- Well positioned for amenities

**Description:**

This well presented, two bedroom cottage presents a period style lounge, generous fitted kitchen/diner, pantry, one double & one single bedroom, family bathroom, vast & diverse gardens.

Approaching the property there is a front garden accessed by a paved path leading to the front door with access to the rear garden permitted through a side gate toward the rear of the property. The front is bordered by a half height brick wall encapsulating the front garden and planting areas.

Entering the property to the hall, the lounge is immediately accessed with room for multiple suites while presenting a dual solid fuel fireplace allowing the burning of smokeless coal or kiln dried wood. There is also a large window looking to the front. The generous kitchen/diner is accessed from the lounge and presents ample counter space and integral sink, induction hob, electric oven, fridge, freezer and a dishwasher. The diner area gives room for a dining table and chairs alongside access to the pantry which presents counterspace, access to the boiler and space/plumbing for freestanding appliances.

Ascending to the first floor, the landing presents Bedroom One, a large double with integral storage and views to the front aspect. Bedroom Two is a single looking to the rear. The family bathroom presents a washbasin, WC and bath/shower. The first floor is completed by a storage cupboard accessed from the landing.

The garden opens to a paved patio area giving space for storage and outdoor furniture while continuing to a diverse



and verdant garden with multiple planting areas and a concrete path leading to a seating area and space for multiple sheds.

Situated approximately 1 miles from Redditch, this house is positioned a short distance 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** 12' x 9'3" (3.66m x 2.82m) Both Max

**Kitchen/Diner** 11'7" x 11'4" (3.53m x 3.45m)

**Pantry** 5'7" x 5'3" (1.7m x 1.6m) Both Max

##### **Landing**

**Bedroom One** 12' x 12'1" (3.66m x 3.68m) Both Max - 9'3 to Wardrobe

**Bedroom Two** 8'8" x 6'5" (2.64m x 1.96m)

**Bathroom** 8'8" x 4'7" (2.64m x 1.4m)

**EPC Rating:** D

**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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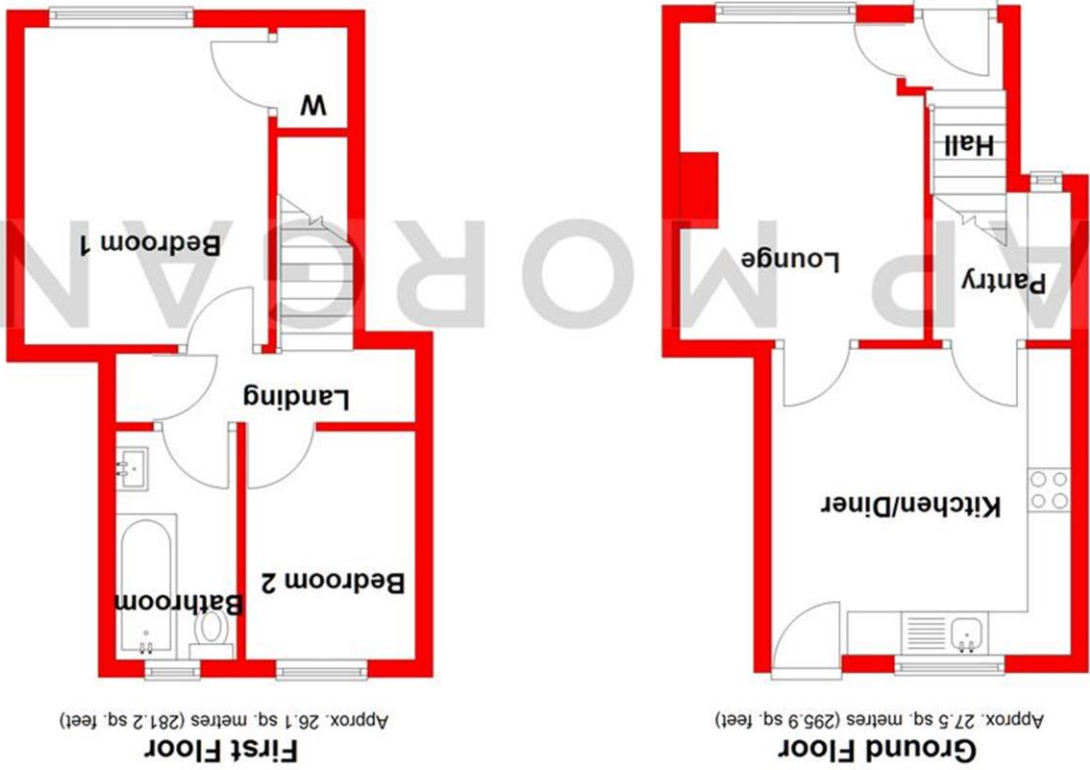
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