

AP MORGAN



Birchfield Road, Headless Cross, Redditch

Offers in excess of £400,000

Features:

- Beautifully presented period family home
- Four spacious bedrooms
- Three reception rooms
- Spacious kitchen/breakfast/family room
- Ground floor W/C & utility room
- Family bathroom & en-suite to master
- Beautifully landscaped Southernly facing garden
- Block paved driveway & front of garage store

Description:

Situated in the highly sought-after area of Headless Cross, Redditch, this immaculately presented four-bedroom semi-detached 1920s period home has been thoughtfully extended to provide flexible and spacious living accommodation, complemented by a beautifully landscaped, southerly-facing rear garden.

The property is approached via a generous block-paved driveway providing parking for multiple vehicles, leading to an enclosed porch and the front entrance door.

Once inside, the welcoming hallway gives access to a stylish front sitting room, featuring a bay window with bespoke fitted window seat, seamlessly flowing through into a spacious lounge with log burner. The heart of the home is the impressive kitchen/breakfast room, complete with quartz countertops, Quooker boiling water tap, range cooker, larder-style fridge freezer, pantry store, and its own log burner for added character. The kitchen flows through to a bright dining/sun room with views and access out to the garden, creating a superb entertaining space. A practical utility room, guest WC, and storage room complete the ground floor layout.

Rising to the first floor, the landing gives access to four well-proportioned bedrooms. The master bedroom enjoys fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom with bath and separate walk-in shower enclosure.

Outside, the southerly-facing rear garden has been beautifully landscaped, beginning with a block-paved patio seating area, leading to a manicured lawn edged with well-stocked planted beds, gravelled borders, and a feature pond. The garden also includes timber shed stores and a log store.

Location:

Set in the desirable Headless Cross area, the property offers a peaceful residential setting within easy reach of local amenities,



independent shops, and popular public houses. The area is well served by schooling, including Walkwood CE Middle School and St Augustine's Catholic High School, both highly regarded. Excellent transport links via the M42 and nearby rail connections make it an ideal base for commuting, while the surrounding Worcestershire countryside offers scenic walks and outdoor leisure opportunities.

Details:

Porch 0.84 x 2.45

Entrance Hall

Guest W/C 1.03 x 1.68

Sitting Room 3.57 x 3.60

Lounge 4.10 x 3.60

Kitchen/Breakfast Room 5.51 x 6.01 Both max

Dining/Sun Room 5.50 x 3.44

Utility Room 2.67 x 2.92

Store Room 1.50 x 2.67

First Floor Landing

Master Bedroom 3.84 x 5.18 Max incl wardrobes

En-suite 1.44 x 2.49

Bedroom Two 4.25 x 3.60

Bedroom Three 3.62 x 3.60

Bedroom Four 3.14 x 2.52

Bathroom 2.25 x 1.68

EPC Rating: To be confirmed

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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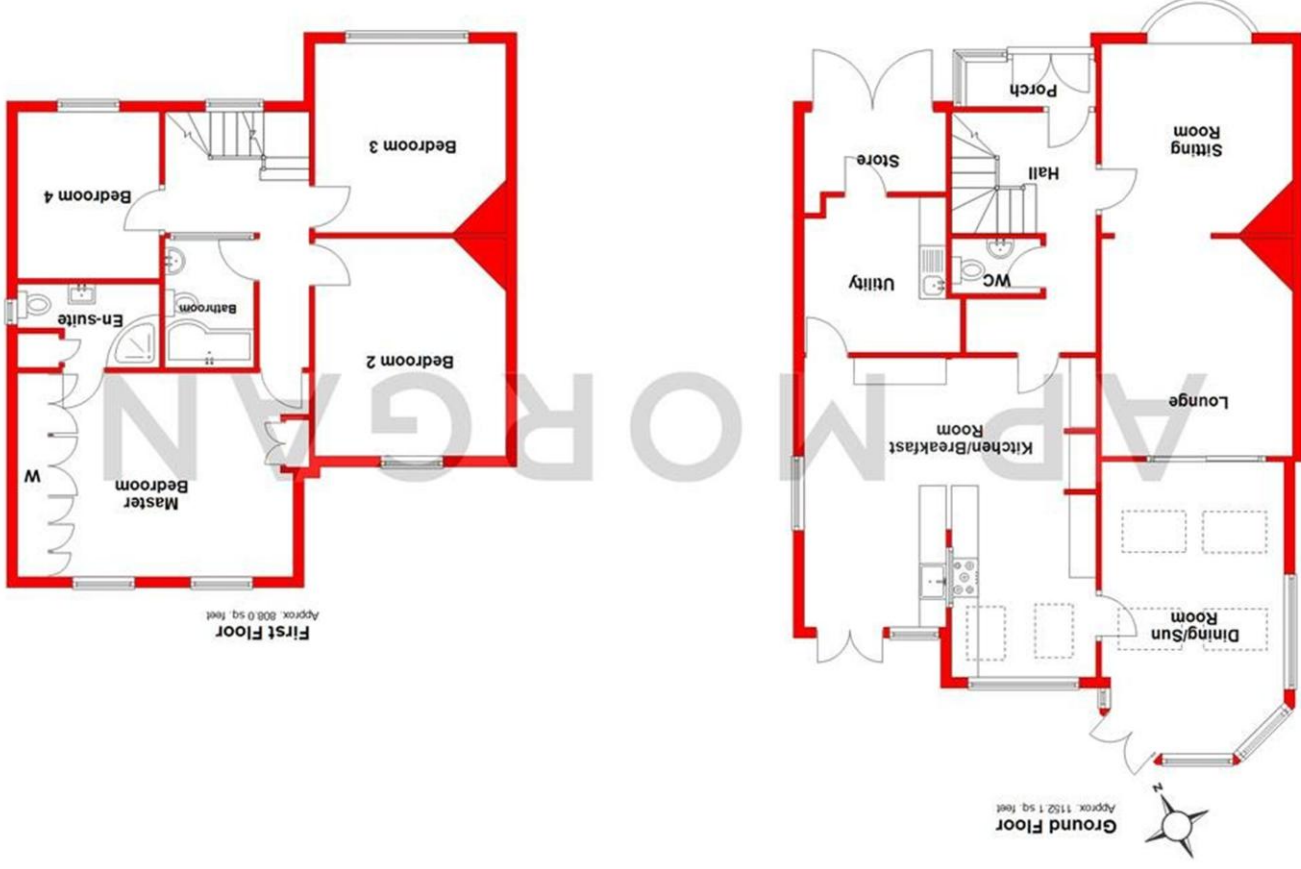
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