

AP MORGAN



Charles Street, Headless Cross, Redditch
Offers in excess of £385,000

Features:

- Semi-detached property
- Four bedrooms
- Well-fit kitchen with ample storage and island
- Generously sized lounge
- Master bedroom with en-suite and closet
- Extensive rear garden
- Large driveway and garage
- Prime location

Description:

Welcoming you to this well-presented, newly redecorated and carpeted, semi-detached family home, offering four bedrooms, a well-fitted open-plan kitchen/diner, a generously sized lounge, and a large driveway with garage, all set in the highly sought-after location of Headless Cross, Redditch.

On arrival, you enter a quiet cul-de-sac, perfect for peace and safety, and ideal for children to play. The front of the property features a large driveway capable of accommodating multiple cars, along with a garage with brand new garage doors for additional parking or storage space.

Upon entry, you are welcomed into the entrance hall, leading into the extensive lounge. This space includes a bay window overlooking the front of the property, French doors opening onto the rear garden, and a charming log burner with built-in log storage. Returning through the entrance hall takes you into the open-plan kitchen/diner, providing an ideal setting for a dining table. The well-fitted kitchen offers ample storage, an integrated oven with a five-ring gas hob, and a central island with additional storage. From the kitchen, you can access the downstairs WC with toilet and wash basin, the garage, French doors to the rear garden, and a cleverly designed bookcase cupboard door under the stairs, creating a perfect pantry or extra storage space.

The first floor leads you onto the landing, with the master bedroom to the left. This generously sized room easily accommodates large furniture and includes an open closet and an en-suite with toilet, wash basin, shower cubicle, and bathtub. This floor also offers two further spacious double bedrooms, a smaller bedroom/office, and the family bathroom, comprising a toilet, wash basin, and bathtub. The loft allows a large space with a high roof making it a great opportunity for a loft conversion.

The rear garden begins with a paved patio, ideal for outdoor furniture and décor, leading onto a wide lawn bordered by



shrubbery and trees. The paved area connects to a large stoned section with two sheds, providing extra storage and additional space for outdoor dining or furnishings. A power outlet is also available, perfect for barbecues, lighting, and entertainment.

Situated in the highly sought-after area of Headless Cross, the property is close to well-regarded schools, shops, and restaurants, with the Kingfisher Shopping Centre just 1.8 miles away. It also offers excellent transport links for commuters, including nearby train and bus stations, along with easy access to the M5 and M42 motorways.

Details:

Entrance Hall

Lounge 24'1" x 9'7" (7.34m x 2.92m)

Dining Room 8'11" x 6'5" (2.72m x 1.96m)

Kitchen 13'11" x 12'6" (4.24m x 3.8m)

WC

Garage 15'7" x 9'2" (4.75m x 2.8m)

Landing

Master Bedroom 15' x 12'10" (4.57m x 3.9m)

En-suite 6' x 8'9" (1.83m x 2.67m)

Closet

Bedroom Two 12'10" x 10'10" (3.9m x 3.3m)

Bedroom Three 11' x 10'11" (3.35m x 3.33m)

Bedroom Four 7'5" x 7' (2.26m x 2.13m)

Bathroom 6'5" x 6'11" (1.96m x 2.1m)

EPC Rating: D

Council Tax Band: C (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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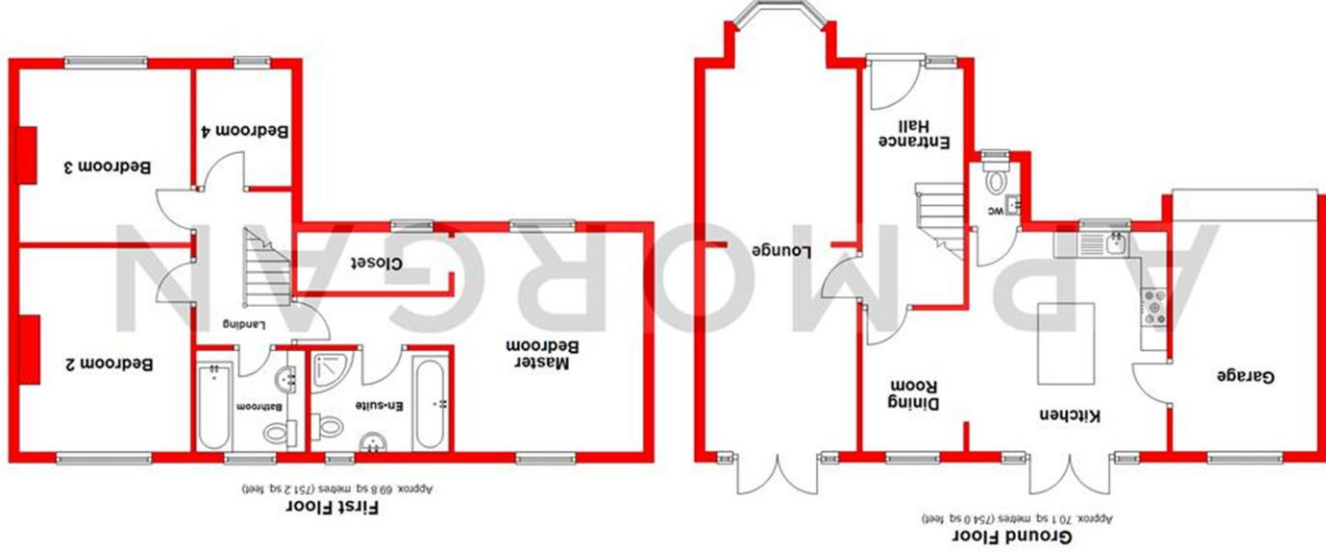
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