

AP MORGAN



Pulman Close, Redditch
Offers in the region of £325,000

Features:

- Detached family house
- Four great sized bedrooms
- Generous sized lounge with fireplace
- Family bathroom, en-suite and downstairs WC
- Ample storage throughout
- Well-presented rear garden
- Large driveway and garage
- Well sought-after location

Description:

Welcoming you to this beautifully presented, modern detached family home offering four generous-sized bedrooms, a spacious lounge, a great rear garden and a large driveway with a garage, located in the well sought-after area of Batchley, Redditch.

On arrival, the property showcases a well-sized driveway suitable for two vehicles, bordered by a small lawn as well as bushes and shrubbery. The property also offers a garage for additional parking or storage, as well as a side gate for access to the rear garden.

On entry, you are led through the entrance hall directly into the lounge, offering a great space for comfort as well as providing an electric fireplace and the staircase to the first floor. The lounge swiftly leads into the dining room, offering a great space for a six-seater dining table as well as French doors onto the rear garden, followed by the kitchen offering ample storage space and an integrated cooker with a four-burner gas hob. From the kitchen, you can access the utility room with more storage cupboards and another door to the rear garden, as well as the downstairs WC comprising a toilet and wash basin.

The first floor brings you across the landing into the master bedroom, providing a built-in wardrobe and en-suite with toilet, wash basin and shower cubicle, the second and third double bedrooms, and a fourth bedroom perfect for a single or small double. The family bathroom is also on the first floor, comprising a toilet, wash basin and bathtub with overhead shower.

The rear garden has a paved area in front of both doors leading onto the garden, followed by the rest of the garden being lawn with a tree on either side and a shed at the bottom of the garden, perfect for a children's playhouse or additional storage.



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:

Entrance Hall

Lounge 16'9" x 13'7" (5.1m x 4.14m) Both Max

Dining Room 9'4" x 7'8" (2.84m x 2.34m)

Kitchen 9'3" x 9'3" (2.82m x 2.82m)

Utility 5'1" x 5'1" (1.55m x 1.55m)

WC

Garage 17'2" x 7'11" (5.23m x 2.41m)

Landing

Master Bedroom 13'5" x 10'4" (4.1m x 3.15m) Both Max

En-suite 6'2" x 4'8" (1.88m x 1.42m)

Bedroom Two 11'10" x 8'8" (3.6m x 2.64m)

Bedroom Three 10'10" x 5'5" (3.3m x 1.65m) Both Max

Bedroom Four 9'5" x 6'10" (2.87m x 2.08m)

Bathroom 5'7" x 6'4" (1.7m x 1.93m)

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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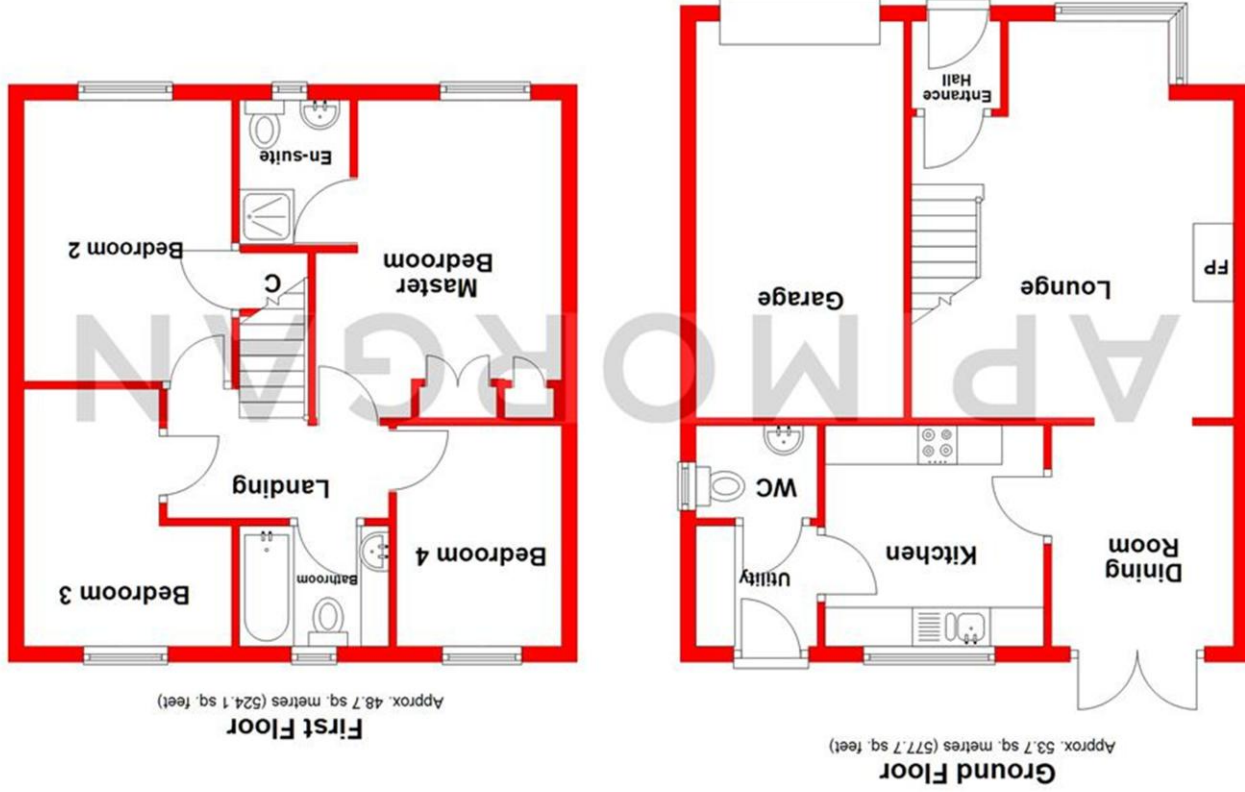
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Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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