

AP MORGAN



Feckenham Road, Headless Cross, Redditch
Offers in excess of £340,000

Features:

- **Offered with no onward chain**
- Well-presented semi-detached family home
- Three well-proportioned bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Large rear garden
- Driveway & garage storage
- Popular residential area

Description:

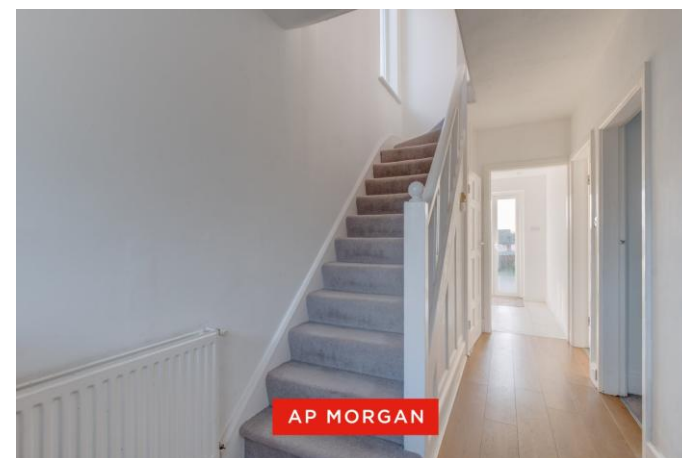
****Offered with no onward chain****

Set behind a generous frontage, this attractive three-bedroom semi-detached home offers excellent potential for families and buyers seeking space, character and the opportunity to add value. The property enjoys a traditional layout with well-proportioned rooms throughout and benefits from a private driveway, garage storage, with a remote-control electric door, and the added convenience of an electric car charging point.

The ground floor comprises a welcoming entrance hall with useful understairs cloakroom, a lovely front-facing lounge with bay window, and a separate dining room ideal for entertaining. To the rear, the kitchen/breakfast room offers plenty of space for everyday dining and provides direct access to the garden, making it a practical and sociable hub of the home. The overall layout lends itself well to modernisation or potential reconfiguration, subject to the necessary consents.

Upstairs, the first-floor hosts three bedrooms, including two generous double bedrooms with bay windows, and a well-sized third bedroom suitable as a child's room, guest room or home office. A family bathroom completes the accommodation.

Outside, the property truly shines with its large, enclosed rear garden, featuring a raised decking area perfect for outdoor dining, a lawned section, and a garden shed. This space offers fantastic scope for landscaping or extension (subject to planning). To the front, the driveway provides off-road parking and access to the garage, adding further convenience.



Situated in Headless Cross, approximately 2 miles from Redditch town centre, this property is close to local schools and amenities such as supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.

Details:

Hall

Lounge 11' x 11' (3.35m x 11')

Dining Room 11'7" x 11' (3.53m x 3.35m)

Kitchen 17'1" x 14'7" (5.2m x 4.45m) max dimensions

Garage 7'5" x 7'7" (2.26m x 2.3m)

Landing

Bedroom 1 11'6" x 11' (3.5m x 3.35m)

Bedroom 2 11'1" x 10'1" (3.38m x 3.07m)

Bedroom 3 6'11" x 7' (2.1m x 2.13m)

Bathroom 7'7" x 6'4" (2.3m x 1.93m)

EPC Rating: E

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

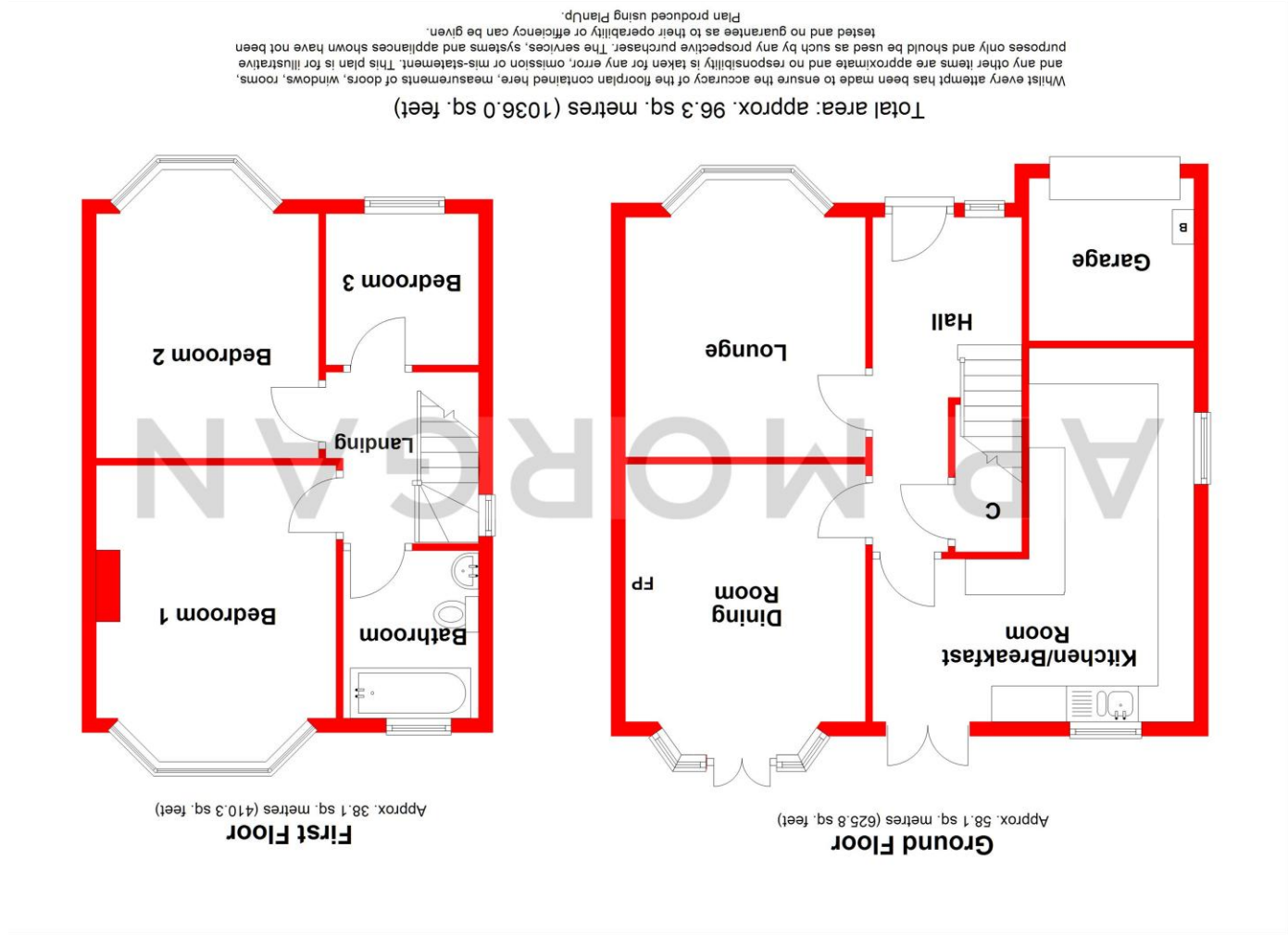
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.