

AP MORGAN



Ivyleaf Close, Wirehill, Redditch
Offers in excess of £250,000

Features:

- Beautifully presented semi-detached home
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Spacious lounge with French Doors
- Family bathroom
- Private garden and spacious driveway
- EPC Rating: B

Description:

A beautifully presented two-bedroom, semi-detached home, placed in a highly sought-after residential area on a modern development in Wirehill, Redditch.

The ground floor accommodation comprises: Entrance hall, WC/cloakroom, fitted kitchen with integrated appliances (fridge, freezer, dishwasher, washing machine, gas hob and oven), and the spacious lounge/diner with a handy storage cupboard, and French Doors leading out onto the rear garden patio.

The first-floor landing establishes: Bedroom one with space for wardrobes, double bedroom two with a handy storage cupboard, and the family bathroom, providing a bath with overhead shower, sink and WC.

To the rear is a sizable and private garden with an initial patio area then laid to a well-maintained lawn. To the side of the property is a private driveway providing ample off-road parking, along with side gate access to the rear garden.

Ideally situated in Wirehill, the property benefits from being nearby to the Alexandra Hospital for medical facilities. Redditch Town Centre is a short ride away boasting an assortment of leisure facilities and amenities such as shops, restaurants, and cinema, as well as the local bus and train stations. Motorway networks (M42 and M5) are easily accessible.



Details:

Entrance Hall

WC 5' x 2'9" (1.52m x 0.84m)

Kitchen 10'1" x 5'9" (3.07m x 1.75m)

Lounge 13'2" x 13' (4.01m x 3.96m) max dimensions

Landing

Bedroom 1 8'2" x 13' (2.5m x 3.96m)

Bedroom 2 8'5" x 13'1" (2.57m x 4m) max dimensions

Bathroom 6'2" x 5'11" (1.88m x 1.8m)



EPC Rating: B

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?

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Property to sell?

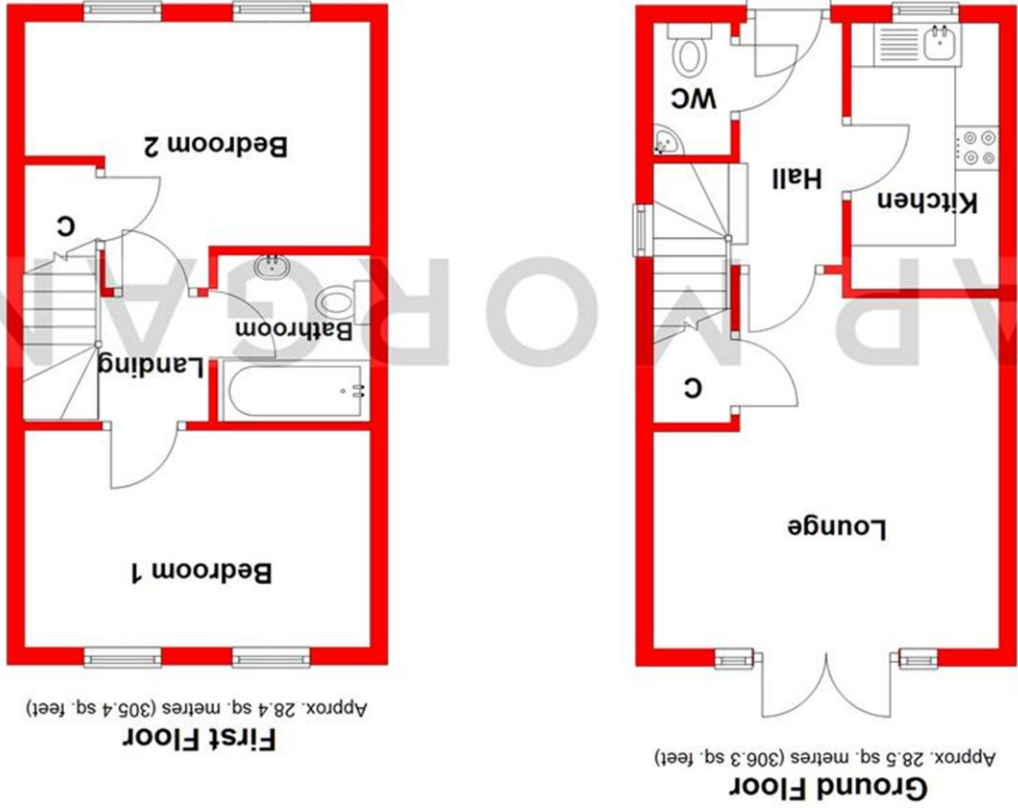
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Total area: approx. 56.8 sq. metres (611.7 sq. feet)

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 misstatement. 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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