

**AP MORGAN**



**Atherstone Close, Matchborough East, Redditch**  
Offers in excess of £300,000



**Features:**

- \*\*Offered with no onward chain\*\*
- Three-bedroom link-detached home
- Two double bedrooms
- Lounge, dining room & sun room
- Kitchen, utility & ground-floor WC
- Modern shower room
- Off-road parking & attractive rear garden

**Description:**

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

This beautifully presented three-bedroom link-detached home offers generous and versatile accommodation, ideal for families or those seeking comfortable living with excellent indoor and outdoor space.

The ground floor features a welcoming porch leading into a spacious lounge, providing a relaxing area to unwind. To the rear, the dining room opens seamlessly into a bright sun room, creating a wonderful space for entertaining or enjoying views of the garden throughout the year. The extended, fitted kitchen offers ample storage and worktop space, complemented by a separate utility room and a convenient ground-floor WC, enhancing the practicality of the home.

Upstairs, the first floor comprises three bedrooms, including two generous double bedrooms, with integrated cupboards to bedrooms one and three, providing excellent built-in storage. The accommodation is completed by a modern shower room accessed from the central landing. The layout is ideal for families, with flexible options for home working or guest accommodation.

Outside, the property benefits from off-road parking to the front. The rear garden is a particular highlight, thoughtfully arranged with paved and gravelled areas, decorative planting, and attractive timber structures including a covered seating area and summerhouse-style features. This low-maintenance yet characterful garden provides multiple spots for relaxing, dining, and entertaining in privacy.





Well placed in Matchborough East, the property is accessible for local schooling, a major supermarket, retail park and excellent road transport links. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, bars, and cinema, along with the local bus and train stations.

**Details:**

**Porch** 6'1" x 6'9" (1.85m x 2.06m)

**Lounge** 13' x 16'11" (3.96m x 5.16m)

**Dining Room** 10'11" x 9'6" (3.33m x 2.9m)

**Sun Room** 12'6" x 8'10" (3.8m x 2.7m)

**Kitchen** 13'11" x 14'3" (4.24m x 4.34m) max dimensions

**WC** 3'7" x 3'5" (1.1m x 1.04m)

**Utility** 10'10" x 7'3" (3.3m x 2.2m)

**Landing**

**Bedroom 1** 13'4" x 10'4" (4.06m x 3.15m)

**Bedroom 2** 10'11" x 9'3" (3.33m x 2.82m) max dimensions

**Bedroom 3** 9'9" x 6'4" (2.97m x 1.93m) max dimensions

**Shower Room** 6'1" x 7'5" (1.85m x 2.26m)

**EPC Rating:** To be confirmed

**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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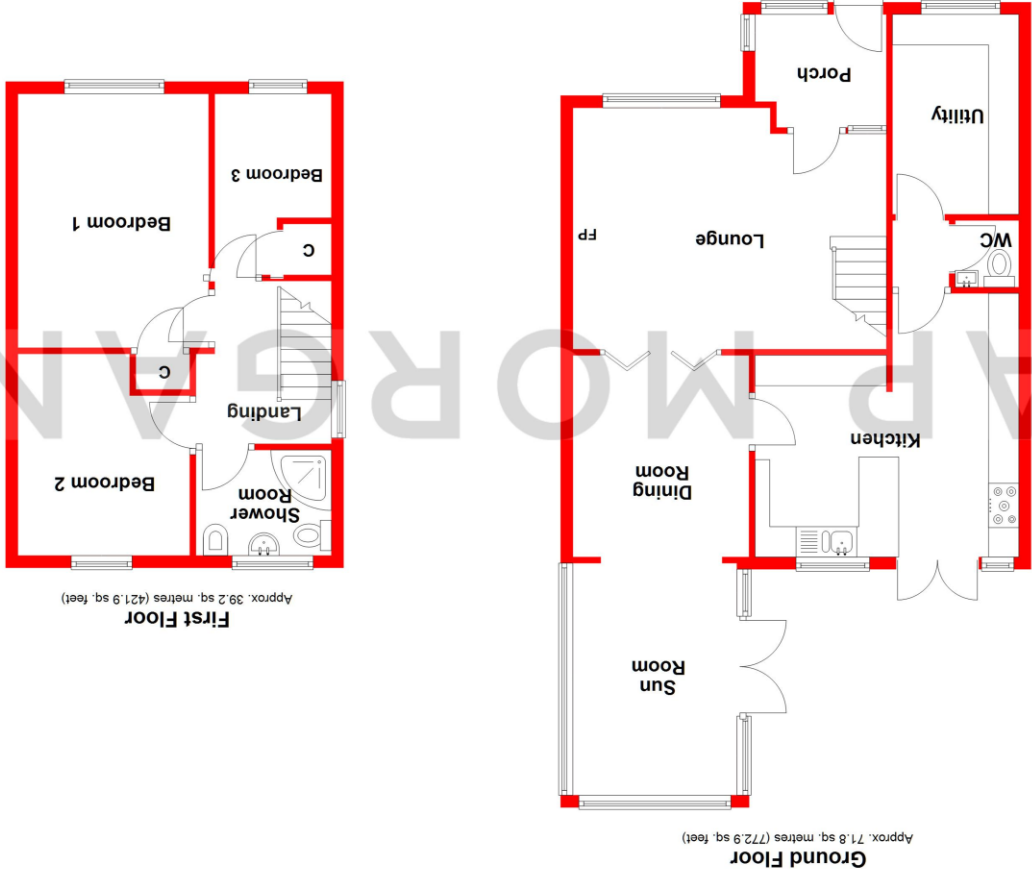
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