

**AP MORGAN**



**Bredon View, Headless Cross, Redditch**  
Offers in excess of £310,000



**Features:**

- Well-presented semi-detached house
- Three well-proportioned bedrooms
- Lounge with feature open fireplace
- Kitchen & separate dining room
- Family bathroom
- Modern ground floor shower room & utility
- Large rear garden
- Generous driveway & garage store area

**Description:**

Situated in the popular and well-connected residential area of Headless Cross, Redditch, this particularly well-presented three-bedroom semi-detached family home offers generous and versatile accommodation.

The property is approached via a spacious driveway providing off-road parking for multiple vehicles, with access to a front garage store. An enclosed porch leads through to the welcoming entrance hall, which benefits from a useful cloaks storage area.

The ground floor accommodation briefly comprises a spacious lounge featuring a characterful open fireplace and a large box bay window to the front aspect. To the rear is a stylish fitted kitchen offering a range of wall and base units with integrated oven, grill, electric hob and dishwasher, opening through to a formal dining room with double glazed French doors leading out to the rear garden. A part garage conversion, completed in 2019, further enhances the living space and includes a utility room with space for laundry appliances, a modern ground floor shower room, and a door providing access to the rear garden. Notably, there is also a particularly handy storage area beneath the utility room floor, accessed via the garage store, offering excellent additional storage space.

To the first floor, the landing gives access to three well-proportioned bedrooms, comprising a generous principal double bedroom with multiple built-in wardrobes, a second double bedroom, and a third bedroom with built-in storage cupboard. The accommodation is completed by a three-piece family bathroom suite with shower over the bath.





Well located within Headless Cross, the property is ideally placed for a wide range of local amenities including shops, restaurants, countryside walks and well-regarded schools such as Vaynor First School, Walkwood Middle School and Saint Augustine's High School. Excellent transport links are also close at hand, including local bus routes, the train station and easy access to the M5 and M42 motorway networks.

**Details:**

**Porch**

**Entrance Hall**

**Lounge** 4.49 x 3.91 Max into bay

**Dining Room** 3.31 x 3.08

**Kitchen** 3.31 x 3.22 Both max

**Utility Room** 3.95 x 1.67 Both max

**Shower Room** 1.97 x 0.79

**Garage Store** 2.24 x 1.86

**First Floor Landing**

**Bedroom One** 3.31 x 4.44 Both max incl wardrobes

**Bedroom Two** 4.44 x 3.30 Both max

**Bedroom Three** 2.36 x 2.72

**Bathroom** 1.65 x 2.50

**EPC Rating:** C

**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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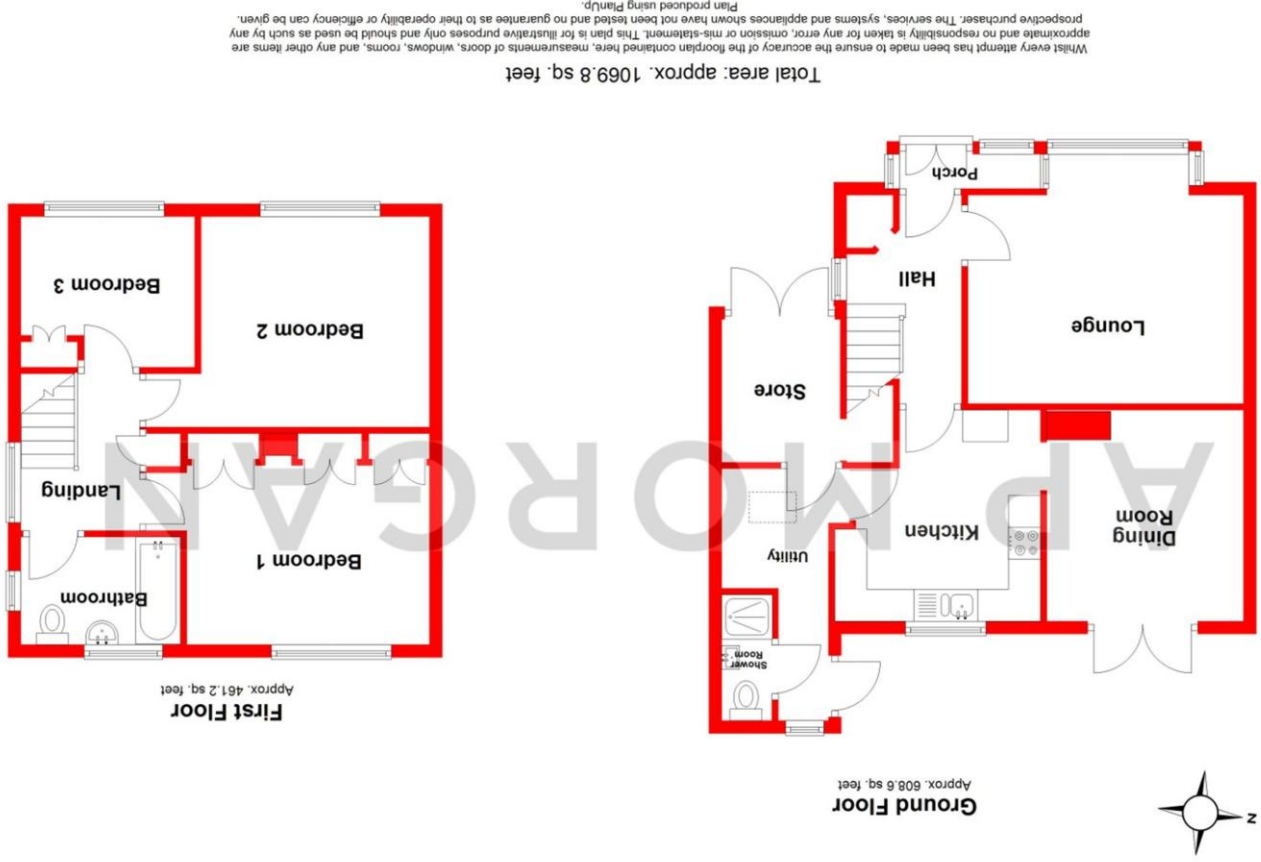
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