

**AP MORGAN**



**Rectory Road, Headless Cross, Redditch**  
Offers in the region of £350,000



**Features:**

- \*\*Offered with no onward chain\*\*
- Fully renovated and decorated
- Four bedrooms over two floors
- Modern kitchen with skylight and integrated appliances
- Separate lounge and dining room
- Shower room, Bathroom and Jack & Jill wet room
- Low-maintenance rear garden

**Description:**

This beautifully presented and fully renovated family home is offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase. Finished to a high standard throughout, the property combines period character with modern living, having been thoughtfully updated and stylishly redecorated from top to bottom.

The ground floor offers a welcoming lounge to the front, leading through to a separate dining room that provides an excellent space for entertaining and family meals. To the rear, the impressive kitchen has been designed with both practicality and style in mind, featuring a skylight that floods the space with natural light. The kitchen is exceptionally well equipped, boasting a double oven, large fridge and matching freezer, dishwasher, washing machine and tumble dryer, making it perfectly suited for modern family life. A contemporary ground-floor shower room adds further convenience.

Arranged over the upper floors are four well-proportioned bedrooms, offering flexible accommodation for families, home working or guests. The first-floor benefits from a contemporary family bathroom, while the top floor features a Jack and Jill en-suite wet room, accessible from both bedrooms, adding a touch of luxury and practicality to the principal sleeping accommodation.

Externally, the property continues to impress with a private and low-maintenance rear garden, ideal for outdoor dining, relaxation or entertaining. A paved patio area provides an excellent seating space, with the remainder of the garden offering a pleasant balance of greenery and practicality. The front elevation retains its attractive character, enhancing the home's kerb appeal.



Situated in Headless Cross, the property is close to an assortment of local amenities such as shops and restaurants, and is within walking distance of Morton Stanley Park, countryside walks, and well-regarded schools including Walkwood Middle School and Saint Augustine's High School. It is also conveniently positioned for access to local bus routes, the train station, and national motorway networks (M5 & M42).

#### **Details:**

##### **Hall**

**Lounge** 13'8" x 11'11" (4.17m x 3.63m) Both Max

**Dining Room** 12' x 15'2" (3.66m x 4.62m) Both Max

**Kitchen** 19'3" x 8'4" (5.87m x 2.54m) Both Max

**Shower Room** 6'9" x 8'6" (2.06m x 2.6m) Both Max

##### **Landing**

**Bedroom Three** 11'1" x 17'8" (3.38m x 5.38m)

**Bedroom Four** 9'10" x 11' (3m x 3.35m)

**Bathroom** 9'8" x 6'8" (2.95m x 2.03m) Both Max

##### **Landing**

**Bedroom One** 11'1" x 13' (3.38m x 3.96m) Both Max

**Bedroom Two** 12'1" x 16'8" (3.68m x 5.08m) Both Max

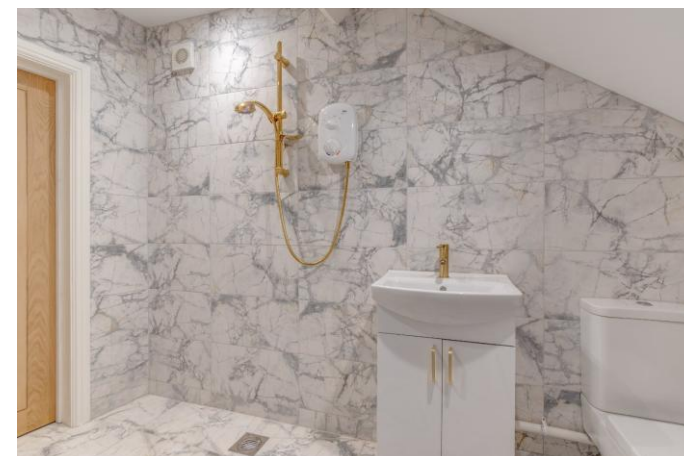
**Wet Room** 11'2" x 4'4" (3.4m x 1.32m) Both Max

**EPC Rating:** F

**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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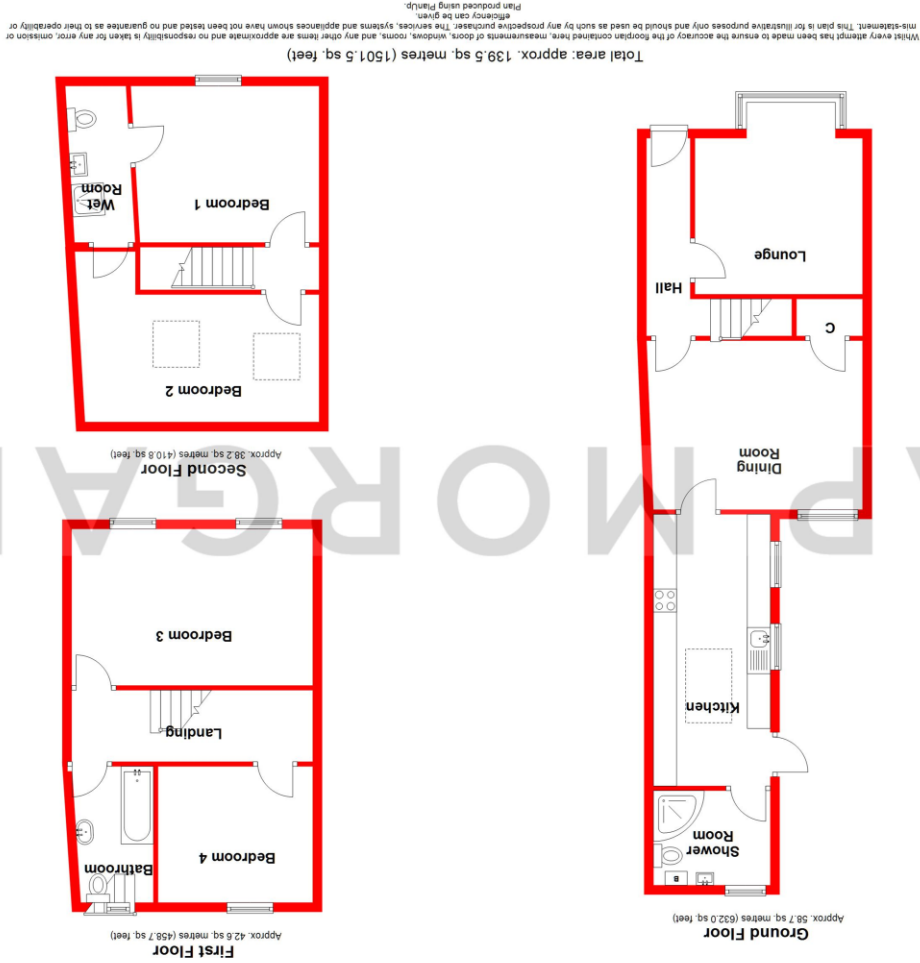
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