



Moorcroft Gardens, Redditch
Offers in Excess of £260,000

Features:

- Modern semi detached house
- Three bedrooms
- Lounge
- Kitchen/diner
- Shower Room
- Detached garage
- Driveway and gardens
- Epc to follow

Description:

A most well presented, modern three bedroom semi detached house. Occupying a pleasant location in Walkwood, having woodland views across the rear of the property.

The layout briefly comprises: Entrance hall. Front lounge, with coal effect gas fire to surround, useful under stairs storage cupboard and laminated flooring running through double doors into the dining area. This has French doors to the garden and is open to a neat fitted kitchen, having inset sink to surfaces, gas hob over a built-in oven, integrated fridge and plumbing for a washing machine.

Upstairs has a light and airy landing, with loft hatch. Both bedrooms one and two have fitted wardrobes and single bedroom three has a storage cupboard housing the combination central heating boiler. The shower room has been upgraded to provide a white sink and w.c., shower enclosure to corner, complimenting wall tiling and space for shelving.

Outside the single detached garage is offset down a long driveway, which gives ample parking for several vehicles in tandem arrangement. The rear garden has an initial patio area, a side gate to the driveway, the rest is laid with lawn leading round to a timber shed.

The local area is popular for schooling, access to open countryside, as well as Morton Stanley Park. Some smaller shops are placed a short distance from the property, as well as some takeaways. Excellent road transport links lead to major highways for the town centre and out towards Evesham.



Details:

Entrance Hall

Lounge

14' 3" x 12' 5" (4.34m x 3.78m)

Dining Area

8' 8" x 7' 2" (2.64m x 2.18m)

Fitted Kitchen

8' 7" x 8' 1" (2.61m x 2.46m)

Stairs rise from hall to first floor landing

Bedroom 1

13' 5" x 8' 10" (4.09m x 2.69m)

Bedroom 2

9' 8" x 9' 0" (2.94m x 2.74m)

Bedroom 3

9' 2" x 6' 5" inc cupboard (2.79m x 1.95m)

Shower Room

6' 2" x 5' 7" (1.88m x 1.70m)

Garage (not measured)

0' 0" x 1' 1" (0m x m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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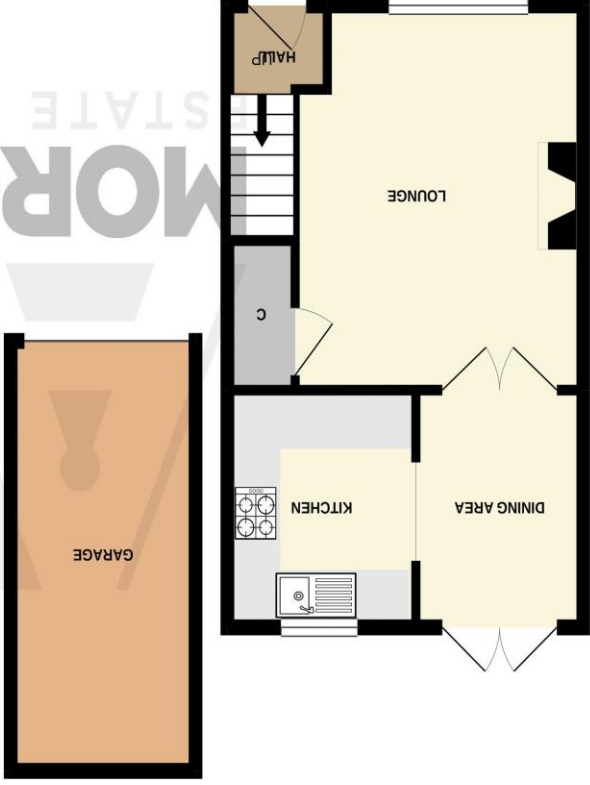
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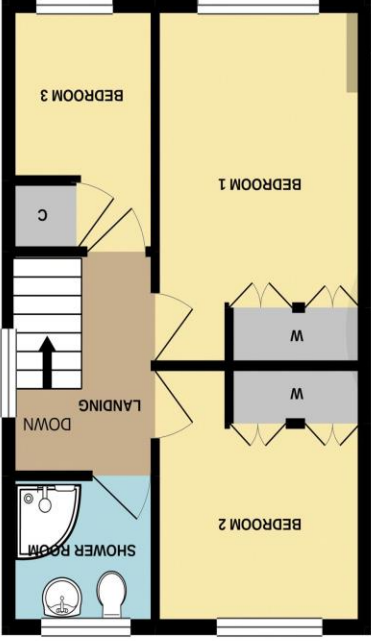
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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. 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.
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