



**Middleton Close, Redditch**  
Offers in Excess of £220,000



**Features:**

- Semi detached house
- Four bedrooms
- Lounge and dining room
- Two conservatories
- Fitted kitchen plus utility room
- Ground floor shower room and main bathroom
- Two car driveway, and garage
- Gravelled rear garden. Epc to follow.

**Description:**

An extended, four bedroom semi detached house, with two conservatories and a gravelled rear garden, for easier maintenance.

The layout briefly comprises: Porch, hall, lounge, having oak effect flooring, bow window to front and electric fire to surround. Separate dining room, with opening to kitchen and door leading out to the initial conservatory. Fitted kitchen, having inset sink, electric hob, oven, and integrated fridge/freezer as well as space for a dishwasher. Separate utility room with work surface, space for appliance, access to a ground floor shower room, door to garage and opening into the second substantial conservatory. This has tiled floor and French doors to the garden. Upstairs offers a family bathroom with, two windows and white suite, as well as decorative wall tiling. Two double bedrooms both with wardrobes, a large single bedroom three extension and is finished off by a single bedroom four, also with storage.

Outside: Off road parking to front for two cars, an attached garage and rear garden as described above.





## Details:

Porch

Hallway

Lounge

16' 7" x 12' 9" both max (5.05m x 3.88m)

Dining Room

10' 10" x 7' 8" (3.30m x 2.34m)

First conservatory

15' 1" x 7' 3" (4.59m x 2.21m)

Fitted kitchen

10' 8" x 7' 10" (3.25m x 2.39m)

Utility Room

10' 3" x 7' 2" both minimum (3.12m x 2.18m)

Ground floor shower Room

Second conservatory

17' 3" x 7' 7" (5.25m x 2.31m)

Stairs rise from hall to first floor landing

Bedroom 1

13' 9" to wardrobes x 8' 11" (4.19m x 2.72m)

EPC Rating: TBC

Council Tax Band: C (tbc by solicitors).

Tenure: (tbc by solicitors).

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



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

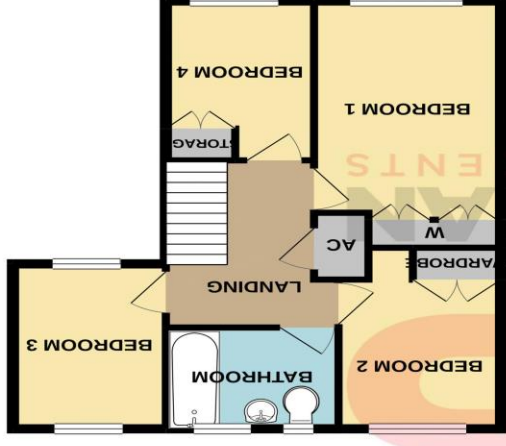
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.

GROUND FLOOR  
963 sq. ft. (89.5 sq. m.) approx.



1ST FLOOR  
519 sq. ft. (48.2 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.  
Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.