



**Pulman Close, Redditch**  
Offers in Excess of £250,000

**Features:**

- A 4 bedroom detached house
- Lounge
- Dining area
- Kitchen & utility room
- Bathroom, En-suite, and guest W.C.
- Off-road parking & garage
- Gas central heating & double glazing
- EPC rating C

**Description:**

This modern four bedroom detached property occupies a pleasant cul-de-sac location. The property briefly comprises: Inset porch, decorative door into the living space, having feature fireplace, stairs off to first floor and an archway into the dining area, having double doors to the garden. The kitchen has a door from the dining area, inset sink, integrated oven and hob, matching units and space for a dish washer. A further door leads to both a utility room, with space and connections for a washing machine and the ground floor w.c. The first floor is given over to a family bathroom, a master bedroom with fitted wardrobes and access to its own en-suite shower room, double bedroom two, also with fitted wardrobes, L shaped bedroom three and a single bedroom four. Outside to the front is a 2 car driveway for off-road parking and access to the single garage, whilst to the rear is an enclosed pleasant sunny aspect rear garden, offering a timber shed and canopied seating to the far end. The property further benefits from gas central heating, double glazing and is convenient for access to both local shops, bus and railway stations as well as main shopping facilities in the town centre.



**Details:**

**Hall**

**Lounge**

16' 9" x 13' 7" max (5.10m x 4.14m)

**Dining Area**

9' 4" x 7' 8" (2.84m x 2.34m)

**Kitchen**

9' 4" x 9' 1" (2.84m x 2.77m)

**Utility**

5' 1" x 5' 1" (1.55m x 1.55m)

**Ground floor w.c.**

**Stairs rise to first floor**

**Master Bedroom**

13' 5" max x 10' 3" max (4.09m x 3.12m)

**En-suite**

**Bedroom 2**

13' 0" inc wardrobes x 8' 8" (3.96m x 2.64m)

**Bedroom 3**

10' 10" x 8' 10" both max (3.30m x 2.69m)

**EPC Rating: C**

**Council Tax Band: D** (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.

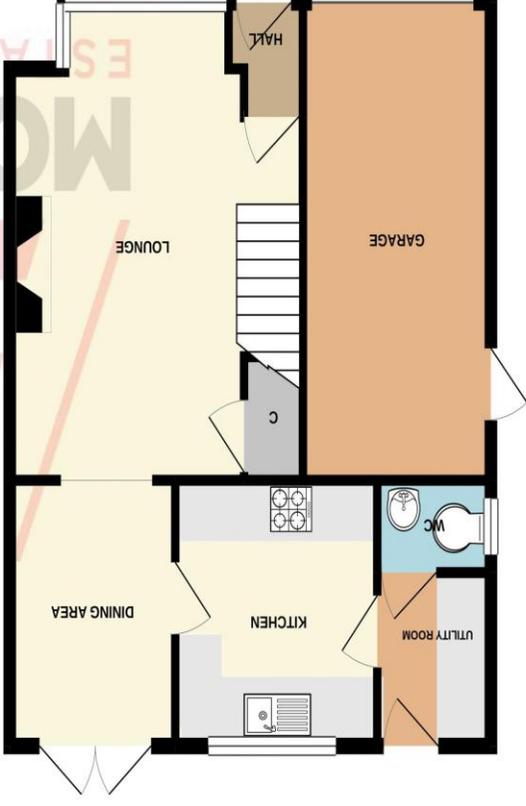
### Need a solicitor?

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.

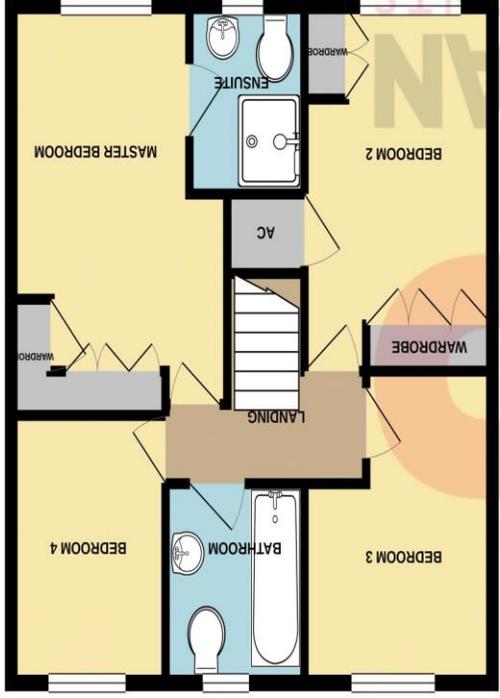
### Need a removal company and storage?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
589 sq. ft. (54.7 sq. m.) approx.



1ST FLOOR  
542 sq. ft. (50.4 sq. m.) approx.



TOTAL FLOOR AREA: 1131 sq. ft. (105.1 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 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.

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