



Milford Close, Redditch
Offers in Excess of £290,000

Features:

- Well-presented detached house
- Lounge & conservatory
- Open plan kitchen/diner
- Three bedrooms
- Family bathroom & GF W/C
- Garage & driveway
- Generous front & rear gardens
- EPC - B

Description:

A well-presented detached family home situated on a generous plot in the sought-after area of Walkwood, Redditch. In brief the property comprises of an entrance hallway with stairs to first floor landing, downstairs w/c, spacious lounge with bay window and modern gas fireplace, opening into the open plan kitchen/diner complete with integrated double oven, gas hob with extractor hood over, inset sink with further half sized bowl and mixer tap, integrated fridge and slim line dishwasher. A spacious cupboard area has fitted counterpart, sockets with space for further appliances such as a microwave and freezer. A UPVC barn style door gives access to the rear garden and a well-proportioned conservatory can be accessed via tri-folding doors from the dining area. The first-floor landing accommodates a double bedroom one and two both with integrated wardrobe storage, a further bedroom three bespoke spacious storage and a family bathroom offering a p-shaped bathtub with overhead electric shower. Furthermore the property benefits from gas central heating and double glazing throughout, part boarded loft space with pull down ladder, Worcester/Bosch boiler, fitted plumbing and electrics in garage for further utilities and solar panels fitted to roof benefiting from reduced utility bills. Outside the well-maintained rear garden provides an initial paved patio area with space for garden furniture and access door to garage, lush lawn and further patio space to the rear with planted and fenced borders. To the front sits a further well-sized lawn bordered by a variety of shrubbery and flowers along with a driveway for off-road parking and side access gate to the rear garden. Placed in a highly desirable area offering beautiful countryside surroundings, a variety of public houses, shops and amenities including Redditch Golf Club and Morton Stanley Park. Redditch town is nearby providing a good range of further shops, eateries, bus and rail links along with the Kingfisher shopping centre. Easily accessible road links include the M42 motorway for further travel and commuting.



Details:

Entrance Hallway

Lounge

15' 3" x 12' 8" (4.64m x 3.86m) max

Kitchen/Diner

10' 5" x 16' 0" (3.17m x 4.87m)

Conservatory

11' 7" x 8' 5" (3.53m x 2.56m)

Garage

W/C

First Floor Landing

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)

Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom Three

9' 4" x 6' 4" (2.84m x 1.93m) max

Family Bathroom

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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 910 300, or visit their website for more information: www.morganfs.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.

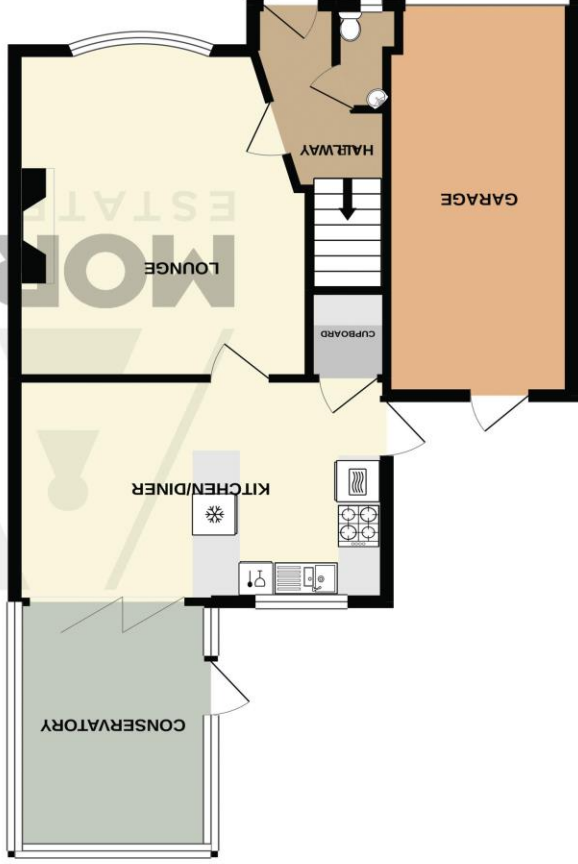
Need a solicitor?

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.

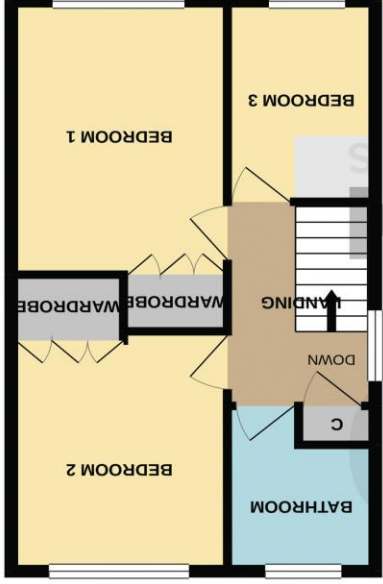
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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, to arrange a survey.

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq. ft. (99.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the diagram contained here, 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.
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