



Foxlydiate Lane, Redditch
Offers in Excess of £400,000

Features:

- Four bedroom detached
- Sizable lounge
- Modern fitted kitchen
- Dining room & Conservatory
- Family bathroom, En-suite & W/C
- Rear garden
- Driveway & Double garage
- EPC - C

Description:

An impressive four-bedroom detached home situated in a prime location and offering flexible family living. The property briefly consists of an entrance hall, sizable lounge with feature fireplace and double doors leading to the large conservatory, dining room to the front of the property, contemporary fitted kitchen with integrated oven with gas hob and extractor over, inset double sink, integrated fridge freezer and dishwasher, utility room with inset sink and door through to the conservatory.

The ground floor also benefits from a W/C and under stair storage. The first-floor landing gives off to a master bedroom with shower room en-suite, a further two well-sized double bedrooms and a good-sized bedroom four. All bedrooms benefit from fitted wardrobe space. A modern family bathroom is also situated on this floor complete with a large corner bathtub with shower head tap and heated towel rail. Outside the rear garden provides ample space for entertaining guests, an initial patio area leads to a generous lawn and a pergola to the rear offering space for garden furniture. A side door allows access to the garage and an entry allows for access to the front of the property. To the front a driveway allows for parking of 4 cars and entrance to the garage is via an electric remote operated door.

Further benefits include double glazing and central heating throughout, part boarded loft for storage and garage loft space for further storage. The house is well situated to many local amenities and access to road links including A448/A38/M5/M42 for further travel. Redditch town centre is with 2 miles offering further shopping and Redditch train station.



Details:

Entrance Hall

Lounge

20' 1" x 12' 6" (6.12m x 3.81m)

Dining Room

11' 3" x 8' 8" (3.43m x 2.64m)

Kitchen

12' 0" x 7' 8" (3.65m x 2.34m)

Utility

5' 4" x 4' 8" (1.62m x 1.42m)

Conservatory

18' 9" max x 13' 0" max (5.71m x 3.96m)

W/C

5' 4" x 3' 9" (1.62m x 1.14m)

Garage

17' 2" x 15' 5" (5.23m x 4.70m)

Master bedroom

11' 8" max x 11' 3" (3.55m x 3.43m)

En-suite

8' 4" max x 7' 7" (2.54m x 2.31m)

Bedroom 2

10' 3" x 9' 9" (3.12m x 2.97m)

EPC Rating: C

Council Tax Band: E (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

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.

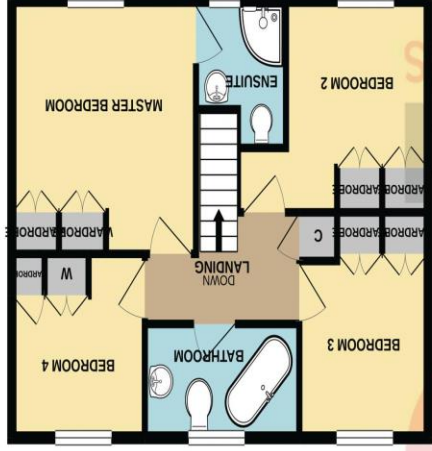
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GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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