

AP MORGAN



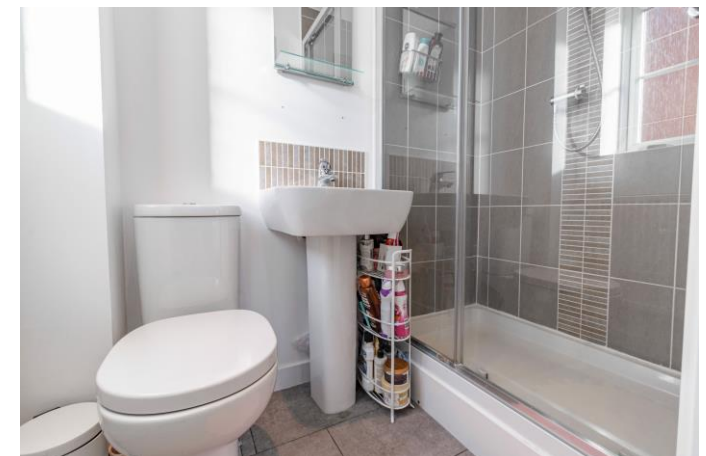
Elrington Close, Redditch
Offers in Excess of £245,000

Features:

- Modern, three bedroom, semi-detached house
- Ground floor w/c, family bathroom & en-suite
- Well-presented dual aspect lounge
- Modern open plan kitchen/dining room
- Enclosed low-maintenance rear garden
- Garage with utility area
- Block paved driveway
- EPC - C

Description:

An immaculately presented, three-bedroom, semi-detached house, boasting contemporary family living space, situated within the modern Persimmon homes residential development of Meadow View, in a sought-after location of Brockhill, Redditch. The stylish interior briefly comprises: Entrance hall, guest W.C., generous lounge with dual aspect windows, open plan kitchen/diner with inset sink and drainer, integrated oven with gas hob and extractor hood over, space for under counter appliances and double French doors out to the rear garden. Moving upstairs the first-floor landing accommodates a master bedroom with modern en-suite shower room, double bedroom two with outlook to the rear, a good-sized bedroom three and a modern fitted family bathroom. Outside to the rear of the property benefits from a beautifully landscaped garden, offering low-maintenance block paved patio area, artificial lawn to walled and fenced boundaries. An external personnel door offers access through to the garage having plumbing for washing machine, fitted electric sockets and pitched roof with storage area. The attractive frontage presents a paved pathway leading to the front door and good-sized driveway for parking 2/3 vehicles. Additionally, the property further benefits from high spec Karndean hard floors throughout the entrance hallway and kitchen/diner, ADT alarm system (subject to service charge) gas central heating and double glazing. Located in a desirable location of Brockhill, the property is ideally located for Redditch town centre and its amenities, train and bus stations, as well as commuter routes across the area to the M5 and M42.



Details:

Entrance Hallway

Guest W/C

Lounge

13' 9" x 12' 8" (4.19m x 3.86m) both max

Kitchen/Diner

9' 7" x 16' 2" (2.92m x 4.92m)

Garage

17' 3" x 9' 4" (5.25m x 2.84m)

First Floor Landing

Master Bedroom

10' 9" x 9' 7" (3.27m x 2.92m)

En-Suite

3' 9" x 6' 4" (1.14m x 1.93m)

Bedroom Two

13' 1" max into recess x 9' 7" (3.98m x 2.92m)

Bedroom Three

8' 9" x 6' 2" (2.66m x 1.88m)

Bathroom

5' 2" x 6' 3" (1.57m x 1.90m)

EPC Rating:

Council Tax Band: (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 910 300, or visit their website for more information: www.morganfs.co.uk

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GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

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