



**Little Acre, Redditch**  
Offers in Excess of £220,000

**Features:**

- Semi-detached family home
- Three bedrooms
- Refurbished family bathroom
- Fitted kitchen/diner
- Lounge with electric fireplace
- Well-maintained rear garden
- Private driveway and attached garage
- EPC - C

**Description:**

A semi-detached family home in a quiet cul-de-sac location of Hunt End, Redditch. The ground floor accommodation comprises of an extensive fitted kitchen/diner with sink and space for a dish washer, washing machine, oven and tall fridge freezer, a dining area with bay window to the front of the property, integral access to the attached garage and a spacious lounge with feature electric fireplace and sliding door to the rear garden. The first-floor landing establishes main bedroom one with space for wardrobes and large window to the rear, well sized bedroom two, bedroom three with cupboard storage space and the completely refurbished bathroom providing a bath with overhead shower, sink and WC. To the rear of the property is an initial patio area leading into a well maintained two-tiered lawn. To the front of the property is a private block paved driveway providing off-road parking and access to the attached garage. Furthermore, the property benefits from having new carpets throughout the lounge, stairs and landing, gas central heating, double glazing throughout and partially boarded loft space. Well situated the property is close to an assortment of local amenities such as shops, post office and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded schools Walkwood Middle and Saint Augustine's High. It is also conveniently placed to access the motorway network (M5 & M42).



**Details:**

**Kitchen**

18' 3" x 5' 9" (5.56m x 1.75m)

**Dining Room**

15' 1" x 8' 4" (4.59m x 2.54m)

**Lounge**

18' 3" x 10' 1" (5.56m x 3.07m)

**First Floor Landing**

**Bedroom One**

15' 0" x 10' 1" (4.57m x 3.07m)

**Bedroom Two**

12' 0" x 8' 5" (3.65m x 2.56m)

**Bedroom Three**

10' 5" x 7' 7" (3.17m x 2.31m) Max

**Family Bathroom**

10' 9" x 6' 0" (3.27m x 1.83m)

**Garage**

**EPC Rating:** C

**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.



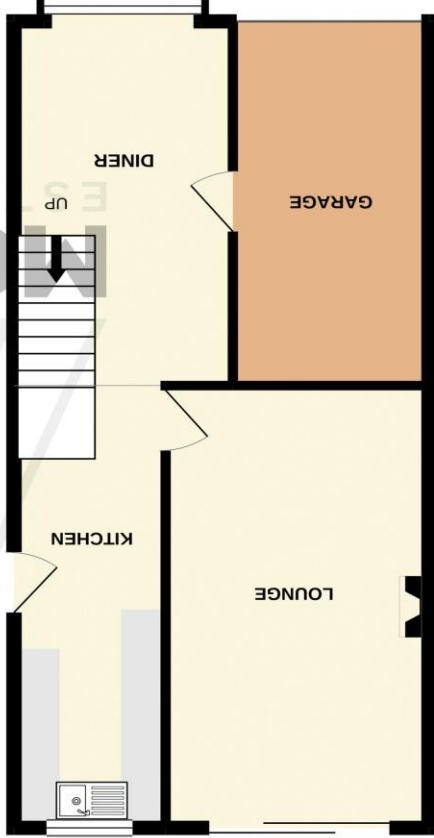
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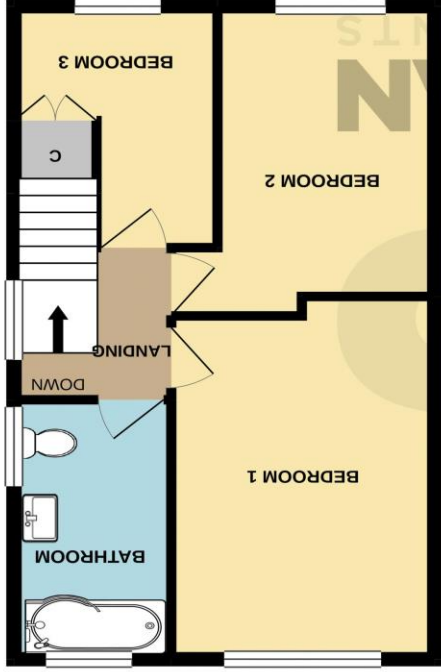
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GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

While 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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