



**Tennyson Road, Redditch**

Offers in Excess of £440,000



## Features:

- An impressive four bedroom detached property
- Vastly extended, appealing living accommodation
- Lounge, dining room and sitting space
- Striking extended kitchen with lantern roof
- Ground floor shower room and large utility
- Replaced bathroom
- Front driveway for 3 cars. Extensive mature rear garden
- Epc rating D

## Description:

A truly stunning, four bedroom detached home on a large plot, refurbished throughout and vastly extended in 2018, which will not fail to impress on inspection. Care and attention has been taken on the choice of the quality fixtures and fittings and is ready to move into as an ideal family home. The layout is briefly described: Initial entrance porch, leading to the hallway with under stairs cupboard and tiled floor, having access to a cloak room providing ample space for boots and coats. Main lounge decorated out on a grey theme, having bow window to front, open chimney ready for the addition of a fire and there is carpeting to floor. Second reception/sitting area, a through space leading towards the excellent kitchen area, dominated by a large lantern roof window with surrounding inset ceiling lights. The main features include a large central island unit, housing the sink, wine cooler, dishwasher, and some wood lined shelving. A range style gas oven sits to the right and will be left (subject to separate negotiation), an attractive glazed display unit sits to the left with cupboards and a freezer beneath. A door to this wall leads off to a large formal dining room, having again grey decoration and French doors to the patio. The original garage now houses a stunning ground floor shower room and further on to a generous fitted out utility room, having sink and access to a storage facility to the front of the original garage. Stairs rise to the first floor galleried landing, with window to front and doors to following rooms. Main bedroom one to rear, having modern sliding doors to a wall of wardrobes. Double bedroom two also to the rear, bedroom three to front and smaller single bedroom four. The main house bathroom again fitted out to a high standard, with feature floor tiles, oval floor mounted bath and separate shower enclosure. Outside: The front is laid with block paving providing off road private parking for three cars. The rear garden has been carefully landscaped, having a vast patio area, large lawn surrounded by colourful mature trees. Towards the far end of the garden is a timber shed and timber framed pergola with roofing to shelter from the weather and providing ample room for tables or cushioned seating. Other benefits include: Replaced double glazing, upgraded gas central heating boiler, under floor heating to the kitchen, Nest controlled heating, fire alarm and cctv. The property was rewired in 2017 and internet cabling is installed for tv viewing as well as surround sound to the extension. The local area is popular for its schooling and local shops, including a couple of small convenience stores, a post office, some restaurant /pubs and takeaways, Morton Stanley Park and good road transport links both into the town and out towards Evesham.





**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

18' 0" x 10' 10" (5.48m x 3.30m)

**Dining Room**

14' 10" x 10' 0" (4.52m x 3.05m)

**Sitting Area**

12' 0" x 10' 5" (3.65m x 3.17m)

**Kitchen with island unit**

17' 6" x 14' 6" (5.33m x 4.42m)

**Utility Room**

9' 3" x 8' 3" (2.82m x 2.51m)

**Ground floor shower room**

6' 11" x 4' 9" (2.11m x 1.45m)

**Stairs rise from hall to galleried landing.**

**Bedroom 1**

12' 7" x 8' 10" to wardrobes (3.83m x 2.69m)

**Bedroom 2**

11' 9" x 9' 0" (3.58m x 2.74m)

**EPC Rating:** D

**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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://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.

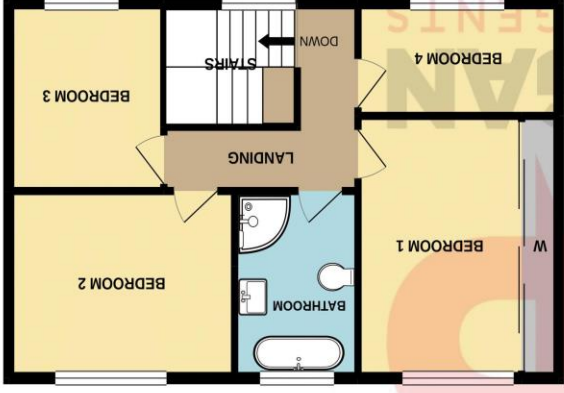
### Need a removal company and storage?

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  
1059 sq. ft. (98.4 sq.m.) approx.



1ST FLOOR  
532 sq. ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq. ft. (147.9 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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