



Paxford Close, Redditch
Offers in Excess of £310,000

Features:

- Extended four bedroom detached property
- Lounge with fireplace
- Heated conservatory
- Extended kitchen/diner with appliances
- Ground floor w.c. Study/utility
- Upgraded ensuite and family bathroom
- Off road parking. Epc rating C
- Garden has large insulated shed

Description:

A most well presented, four bedroom extended property, appealingly modernised to an excellent standard, providing superb family accommodation throughout. The interior layout is as follows: Initial hallway, with window to side protrusion and stairs to first floor. A door to the right hand side leads you into a pleasant utility/study, having ample space for furniture, work surface with plumbing for appliances below, a further door leads off to a ground floor w.c with sink and heating. Main lounge to front, having grey paint to walls, window to front, coal effect flame fire to surround and an open doorway off to the excellent extended kitchen/diner. This features an induction hob, large breakfast bar incorporating a sink to the granite work surfaces and dishwasher beneath, a double oven sits to the wall and a kick board fan heater boosts the interior space. Double doors open to the large heated conservatory which then has double doors onto the rear patio. Stairs rise from the hallway to an excellent sized landing with window to side and space for some furniture, there is also an airing cupboard housing the modern central heating boiler. The house has been altered to provide an appealing en-suite shower room off the master bedroom which also has wardrobes, followed by double bedroom two, large single bedroom three, bedroom four utilised as a study and a matching upgraded main family bathroom, having mixer shower over the bath and impressive wall tiling. Outside: The rear garden has lawn leading up a grassy bank to the larger than average shed which the owner has added interior lining, , there is also a plant feed pipe to irrigate the flower bed and some pots. The general area is popular for access to open countryside, as well as good road transport links towards the M42/M40 motorway junctions, local shops are a short drive away, along with a chemist, a newsagent and some takeaways.



Details:

Entrance Hallway

Lounge

14' 0" x 12' 3" max w (4.26m x 3.73m)

Kitchen/diner

23' 4" x 11' 8" max d (7.11m x 3.55m)

Heated Conservatory

15' 0" x 9' 0" (4.57m x 2.74m)

Utility/study with w.c. off

12' 2" x 7' 0" inc w.c. (3.71m x 2.13m)

Stairs rise to a spacious first floor landing

Master Bedroom

10' 3" plus wardrobes x 9' 3" (3.12m x 2.82m)

En-suite Shower Room

6' 0" x 0' 0" (1.83m x 0.00m)

Bedroom 2

11' 4" x 8' 0" (3.45m x 2.44m)

Bedroom 3

13' 0" x 7' 0" (3.96m x 2.13m)

Family Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

EPC Rating: C

Council Tax Band: D (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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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 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 : 1272 sq.ft. (118.2 sq.m.) approx.

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