



Kite Lane, Redditch

Offers in Excess of £270,000

Features:

- Exceptional 3 bedroom detached house
- Lounge
- Extended kitchen/diner
- Orangery
- Bathroom & guest W.C.
- Off-road parking & charging point
- Gas central heating, double glazing & solar panels
- EPC rating C

Description:

This Particularly Well-Presented Three-Bedroom Detached House enjoys a pleasant cul-de-sac location within a highly sought after residential area of Brockhill. There is good access to the town centre facilities and national road networks as well as to the open countryside.

The property briefly comprises: porch, hall with guest W.C. off, a generous lounge with underfloor heating leading to the extended kitchen, diner, also with underfloor heating, having matching units and cupboards, inset sink, integrated gas hob, double oven, dishwasher and wine chiller. Double doors then lead through to the heated Orangery. Off the kitchen is a store cupboard and door to the garage/store and utility area having connections for a washing machine and other appliances. Upstairs presents large bedroom 1 benefiting from built-in wardrobes, generous bedroom 2 and bedroom 3. The shower room has a large walk-in shower and integrated toilet and sink.

Outside to the front is a small lawn with border planting, and a driveway leading to the garage store and the electric vehicle charging point. To the rear the enclosed garden has a dedicated patio area, and an attractively paved side area of the garden with a shed and well kept hedges. The property benefits from PV solar panels to the rear roof with feed in tariff, gas central heating, and double glazing. Early viewing is advised.



Details:

Porch

Hall

W.C.

Lounge

18' 7" max x 12' 0" max (5.66m x 3.65m)

Kitchen/Diner

15' 6" x 11' 8" (4.72m x 3.55m)

Orangery

13' 3" x 8' 8" (4.04m x 2.64m)

Stairs rise to first floor

Bedroom 1

12' 6" to wardrobe x 8' 6" (3.81m x 2.59m)

Bedroom 2

9' 4" x 7' 1" (2.84m x 2.16m)

Bedroom 3

9' 1" x 6' 0" (2.77m x 1.83m)

Bathroom

7' 10" x 6' 2" (2.39m x 1.88m)

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.



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.

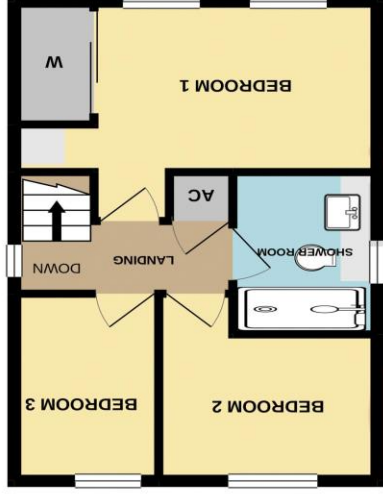
Need a removal company and storage?

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, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the layout 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.
Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.