



Defford Close, Redditch
Offers in Excess of £340,000

Features:

- Beautifully refurbished detached house
- Three double bedrooms
- Open plan lounge/diner
- Modern refitted kitchen
- Modern family bathroom, ensuite & GF W/C
- Private landscaped rear garden
- Garage & block paved front driveway
- EPC - TBC

Description:

A stunning and lovingly refurbished three double bedroom detached house benefiting from spacious and contemporary living situated in the highly sought after suburb of Webheath in Redditch, in a quite cul-de-sac location. The accommodation briefly comprises of hall with downstairs w/c, spacious dual aspect lounge and dining room with double French doors to the rear garden, contemporary fitted kitchen with further door to garden, fitted with range of stylish wall and base units, breakfast bar, integrated fridge/freezer, dishwasher, oven and ceramic hob. Upstairs the first floor landing accommodates a master bedroom with built-in wardrobes and modern en-suite shower room, two further well-proportioned double bedrooms along with a modern family bathroom with separate shower. To the rear sits an immaculate landscaped private rear garden not overlooked and being mainly laid to lawn with paved patio and beautifully planted borders to fenced boundaries. To the front sits a block paved driveway offering ample off-road parking and access to the integral garage and side access to the rear. The property further benefits from new carpets throughout, refitted showers, real wood flooring in lounge, kitchen and kitchen flooring replaced by current owner, excellent spacious loft with potential to convert, double glazing and gas central heating throughout. Situated in a sought after area of Webheath, the nearby town centre of Redditch offers easy access to motorway links (M42 & M5) which allows commuting into Birmingham International Airport and nec along with access to rail and bus links along with Kingfisher shopping centre, leisure facilities, well regarded first, middle and high schooling. Furthermore, the property offers neighbouring countryside, woodland and nearby amenities.



Details:

Entrance Hall

W/C

Lounge

14' 9" x 10' 8" (4.49m x 3.25m)

Dining Room

8' 6" x 8' 3" (2.59m x 2.51m)

Kitchen

14' 1" x 8' 6" (4.29m x 2.59m)

First Floor Landing

Master Bedroom

12' 9" x 11' 5" (3.88m x 3.48m)

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom Three

11' 4" x 8' 8" (3.45m x 2.64m)

Bathroom

8' 4" x 8' 2" (2.54m x 2.49m)

Garage

16' 6" x 8' 4" (5.03m x 2.54m)

EPC Rating:

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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

Property to sell?

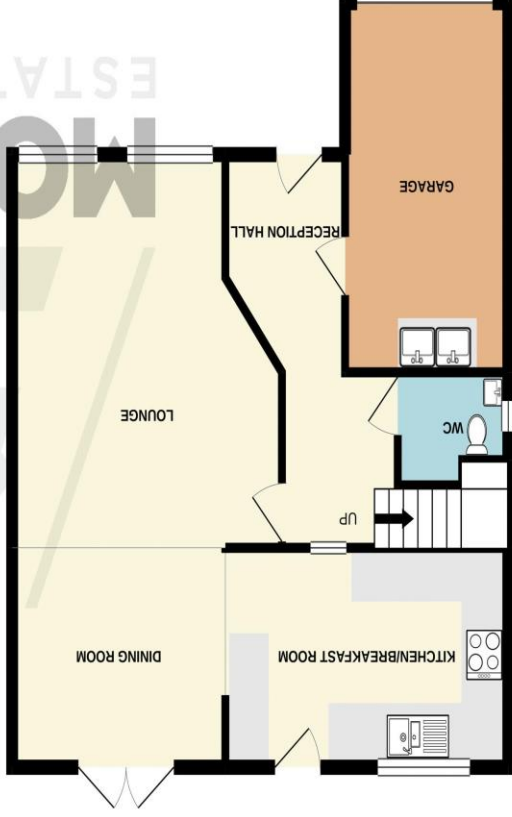
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

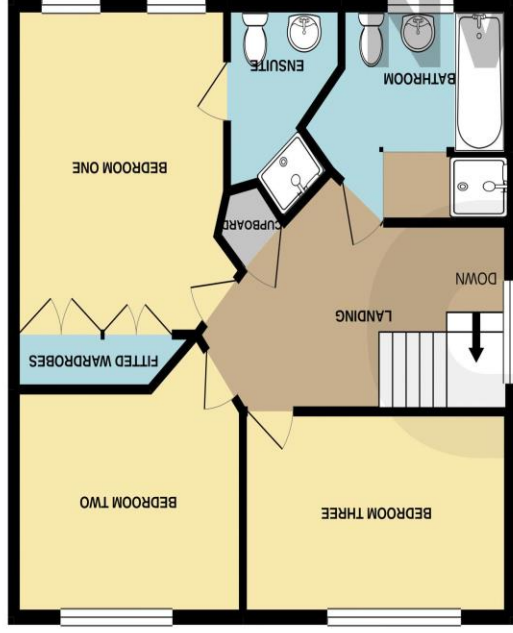
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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: 1226 sq.ft. (113.9 sq.m.) approx.

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