



## Fairbourne Gardens, Redditch

Offers in Excess of £380,000



**Features:**

- Impressive detached house
- Four bedrooms & GF WC
- Spacious lounge
- Contemporary open plan kitchen/diner
- Modern refitted family bathroom & ensuite
- Conservatory & low maintenance rear garden
- Double detached garage & four car driveway
- EPC - TBC

**Description:**

A fine example of a four-bedroom detached family home situated in a prime cul-de-sac location in Headless Cross, Redditch. In brief the immaculately refitted property comprises of a an entrance hallway with ceramic tiled floor, ground floor w/c, spacious lounge with bay, feature fireplace and sliding doors into the open plan and recently refitted contemporary Howdens kitchen/diner showcasing a range of stylish base and wall units, five ring induction hob with large extractor hood over, space for an american style fridge/freezer integrated Neff oven with slide and hide door, integrated microwave and dishwasher along with floor spotlights and further sliding doors into the heated conservatory and access to the utility room providing hidden cupboard bin store and integrated washer/dryer. The first floor landing accommodates a master bedroom with refitted modern shower room en-suite and built in wardrobes, double bedrooms two and three along with a well proportioned bedroom four and modern refitted family bathroom offering a spar style bathtub with overhead power shower. Out to the rear is a professionally landscaped low maintenance south facing garden providing initial patio space, artificial grass lawn to further patio space to the side and decking area. Two side access gates to either side of the property allow entry to the front which boasts well-maintained and landscaped gardens with paved path leading up-to the front door. To the front also sits a four car driveway, detached double garage which includes loft storage space and an internal insulated storage/office room providing electrics and lighting. The property further benefits from Howdens laminate flooring throughout the kitchen/diner, Pilkington glass roof on conservatory, smart Hive heating, boarded loft space with fitted lighting and power, USB ports in all sockets, double glazing and gas central heating throughout. Situated in a highly desirable and pleasant cul-de-sac location, within a sought-after residential district of Headless Cross, providing good access to the local first and middle schools, Morton Stanley Park, bus route and national road networks.





**Details:**

**Entrance Hallway**

**Lounge**

18' 8" x 12' 3" (5.69m x 3.73m)

**Dining Area**

12' 3" x 8' 6" (3.73m x 2.59m)

**Kitchen**

12' 8" x 11' 7" (3.86m x 3.53m)

**Utility Room**

6' 9" x 5' 5" (2.06m x 1.65m)

**Conservatory**

8' 6" x 10' 6" (2.59m x 3.20m)

**W/C**

**Master Bedroom**

12' 7" x 12' 7" (3.83m x 3.83m)

**En-suite**

5' 5" x 7' 7" (1.65m x 2.31m)

**Bedroom Two**

13' 3" x 8' 4" (4.04m x 2.54m)

**Bedroom Three**

11' 5" x 9' 2" (3.48m x 2.79m) max

**Bedroom Four**

10' 0" x 9' 3" (3.05m x 2.82m) max

**Bathroom**

6' 0" x 7' 8" (1.83m x 2.34m)

**Double Garage**

17' 2" x 18' 4" (5.23m x 5.58m) max

**EPC Rating:**

**Council Tax Band:** F (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](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.

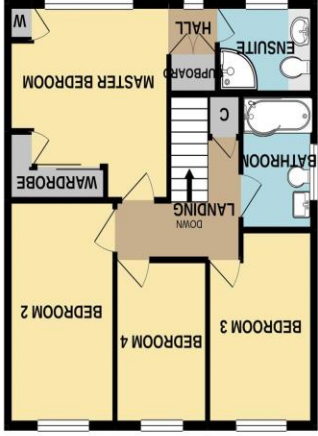
### Need a removal company and storage?

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  
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



MORGAN ESTATE AGENTS

TOTAL FLOOR AREA: 1631 sq.ft. (151.6 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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