



## Feckenham Road, Redditch

Offers in Excess of £250,000

**Features:**

- Period detached family home
- Superb characterful features
- Two double bedrooms
- Family bathroom
- Fitted kitchen and separate dining room
- Lounge with space for feature log burner
- Landscaped rear garden and off-road parking
- EPC - E

**Description:**

A beautifully presented detached period home in the sought-after area of Headless Cross, Redditch. The ground floor accommodation comprises: Fitted kitchen with integrated fridge/freezer, sink, induction hob and oven with space for a washing machine, separate dining room with access to the rear garden, lounge with space for a log burner and feature bow window and a ground floor WC. The first-floor landing establishes: Bedroom one with space for wardrobes and view to the rear garden, double bedroom two with fitted shelving units, study/storeroom and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a landscaped enclosed garden mainly laid to lawn with a side seating area laid to stone. To the front of the property is a private driveway with off-road parking. Furthermore, the property benefits from superb characterful features, gas central heating, double glazed windows throughout and boarded loft space. Well situated the property is close to an assortment of local amenities such as shops and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded schools Walkwood Middle and Saint Augustine's High. It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).



**Details:**

**Entrance Hallway**

**Lounge**

12' 0" x 11' 3" (3.65m x 3.43m)

**Dining Room**

12' 2" x 11' 4" (3.71m x 3.45m)

**Kitchen**

8' 1" x 7' 8" (2.46m x 2.34m)

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

11' 5" x 12' 2" (3.48m x 3.71m)

**Bedroom Two**

12' 5" x 11' 4" (3.78m x 3.45m)

**Office/Store Room**

3' 8" x 7' 7" (1.12m x 2.31m)

**Family Bathroom**

8' 1" x 7' 7" (2.46m x 2.31m)

**EPC Rating:** E

**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](http://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.

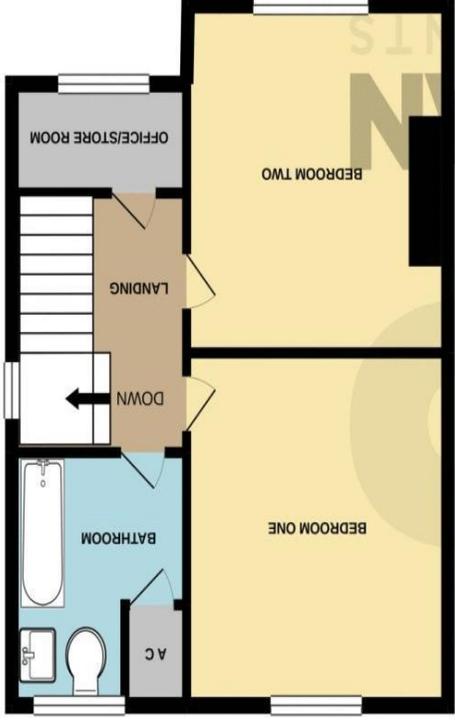
### Need a removal company and storage?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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