



**Moorcroft Gardens, Redditch**  
Offers in Excess of £340,000



**Features:**

- Immaculate detached house backing onto woodland
- Four bedrooms
- Stylish fitted kitchen
- Open plan lounge/diner
- Modern family bathroom, En-suite & GF W/C
- Conservatory & landscaped rear garden
- Large driveway & integral garage
- EPC - TBC

**Description:**

A beautifully presented detached house offering stylish open plan family living situated on the sought-after development in Walkwood, Redditch. The interior of the property briefly comprises, an entrance hallway with downstairs w/c, contemporary Cooke & Lewis fitted kitchen with feature five burner gas hob with extractor hood over, further integrated extractors in the ceiling along with custom granite counter & feature lighting, two integrated multi-function ovens, under counter dishwasher and Franke sink, an impressive open plan lounge/diner with solid oak flooring, feature fireplace with log burner, French doors at dining end lead out to decked area, large bi-folding doors lead to heated conservatory with solid oak flooring and further French doors leading to the decked area outside. Upstairs the first-floor landing accommodates bathroom, master bedroom with integrated wardrobes and views out to Worcestershire countryside, a door leads into jack 'n' jill en suite shared with bedroom two, a double room with integrated wardrobes. Bedroom three is also a double room with views across garden and into woodland, whilst bedroom four is a spacious single bedroom overlooking the rear garden. Outside the thoughtfully landscaped rear garden is split over three levels offering an initial decking area with steps leading down to an artificial lawned area and a lower decked area overlooking the woodland to the rear. To the front of the property situates a large driveway for off road parking and access to the garage. Well situated to give access to local shops and amenities along with ease off access into Redditch Town which provides a variety of further shopping, leisure facilities, the Kingfisher shopping centre and excellent bus and rail links. Furthermore the property allows ease of access to major road links including the M5 and M42.





## Details:

### Entrance Hallway

### Kitchen

15' 7" x 8' 7" (4.75m x 2.61m)

### Open plan Lounge/Diner

11' 6" x 25' 4" (3.50m x 7.72m)

### Conservatory

7' 7" x 13' 3" (2.31m x 4.04m)

### First Floor Landing

### Master Bedroom

10' 3" x 10' 3" (3.12m x 3.12m)

### Bedroom Two

13' 5" x 8' 7" (4.09m x 2.61m) max into bay

### Jack & Jill En-suite

7' 3" x 5' 7" (2.21m x 1.70m) max

### Bedroom Three

8' 1" x 10' 4" (2.46m x 3.15m)

### Bedroom Four

8' 0" x 8' 6" (2.44m x 2.59m)

### Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

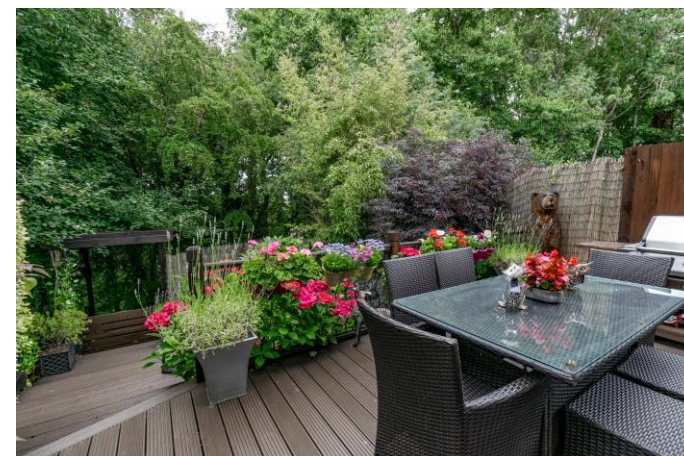
### Garage

16' 4" x 8' 1" (4.97m x 2.46m)

### 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 406956.**



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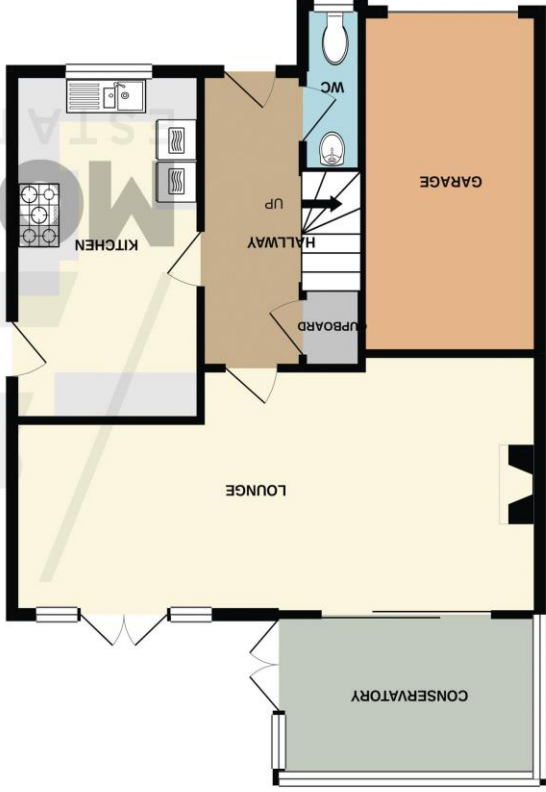
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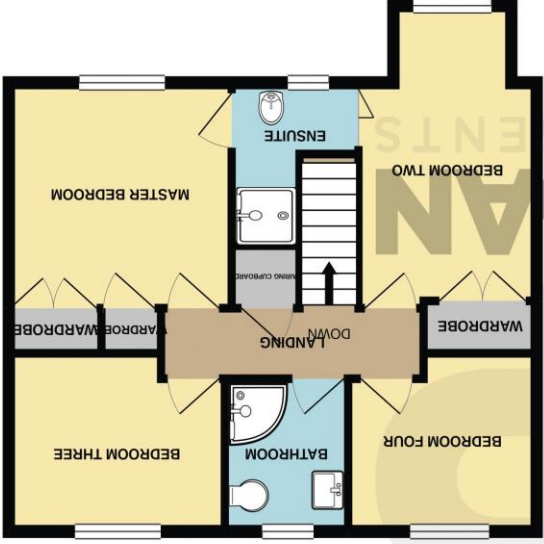
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GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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