



**Fairford Close, Redditch**  
Offers in Excess of £360,000

**Features:**

- Detached home
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Spacious lounge with feature fireplace
- Fitted kitchen
- Private garden and large double garage
- EPC -

**Description:**

A four-bedroom detached home situated in a sought-after location in Church Hill. The entrance hallway comprises: a spacious lounge with feature gas fireplace and double doors opening to the rear garden, fitted kitchen/breakfast room with integrated double oven, electric hob, dishwasher and space for a tall fridge freezer and washing machine, dining room and ground floor WC. The first floor landing establishes a master bedroom with space for wardrobes and an en-suite providing shower, sink and WC, bedroom two a large double providing built in wardrobes with sliding doors, well sized bedrooms three and four and the family bathroom with bath and overhead shower, sink and WC. To the rear is a beautifully maintained garden mainly laid to lawn with planted borders, specimen trees encouraging lots of wildlife and paved and gravel seating areas. To the front of the property is a lawn area which is partially owned by this property, a large driveway providing off-road parking for three cars, side access to the rear garden and access to an extensive double garage accessed from the front or rear garden. Furthermore, the property benefits from partially boarded loft space, gas central heating and double glazing throughout. Well situated the property is surrounded by countryside walks and is within reach from Redditch town centre providing an assortment of amenities such as shops, bars and restaurants and has easy access to commuter routes (M42 & M5).



**Details:**

**Entrance Hallway**

**Lounge**

19' 4" x 11' 0" (5.89m x 3.35m)

**Kitchen**

8' 7" x 18' 8" (2.61m x 5.69m)

**WC**

**Dining Room**

10' 1" x 9' 9" (3.07m x 2.97m)

**Garage**

16' 4" x 17' 2" (4.97m x 5.23m)

**First Floor Landing**

**Master bedroom**

12' 7" x 11' 3" (3.83m x 3.43m)

**En-suite**

**Bedroom 2**

10' 8" x 10' 9" (3.25m x 5.10m)

**Bedroom 3**

8' 4" x 10' 3" (2.54m x 3.12m) Max

**Bedroom 4**

6' 5" x 11' 2" (1.95m x 3.40m)

**Family Bathroom**

5' 7" x 6' 6" (1.70m x 1.98m) Max

**EPC Rating:**

**Council Tax Band:** E (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.

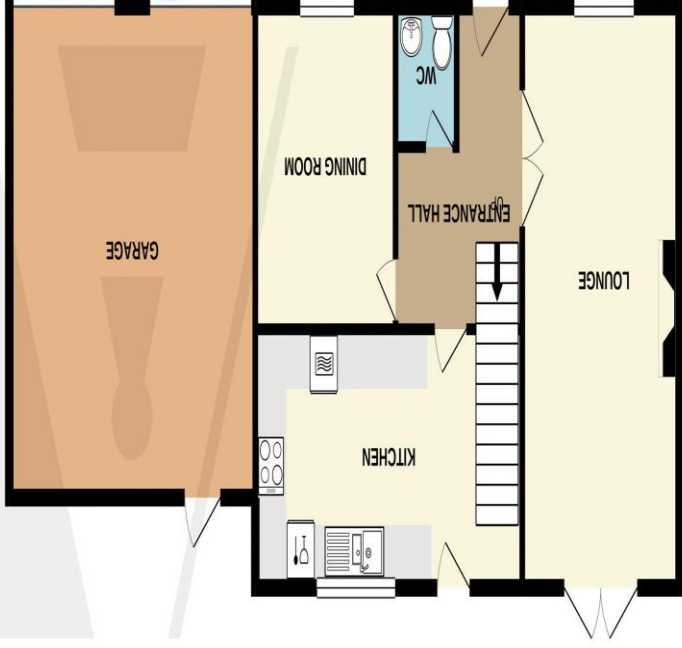
### Need a solicitor?

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.

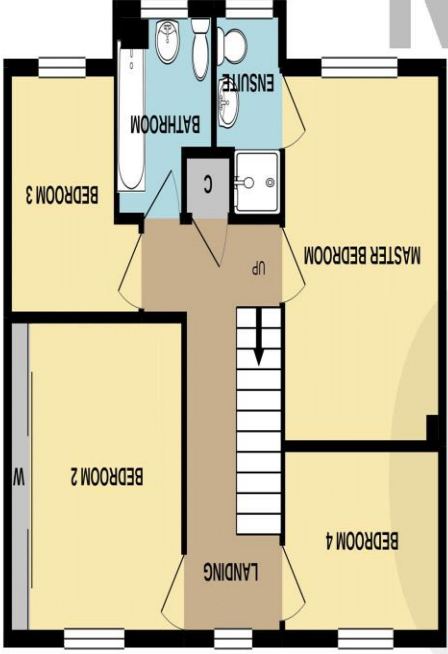
### Need a removal company and storage?

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  
848 sq.ft. (78.8 sq.m.) approx.



FIRST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



**MORGAN**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1444 sq.ft. (134.2 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.

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.