



Enfield Road, Redditch
Offers in Excess of £400,000

Features:

- Georgian style detached home
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Spacious fitted kitchen
- Expansive lounge with Jotul multi fuel log burner
- Well maintained tiered garden and detached double garage
- EPC - D

Description:

A beautifully presented Georgian style detached home offering four bedrooms, tall ceilings and sash windows situated in Hunt End, Redditch. In brief the property comprises of an entrance porch and hallway, ground floor WC, spacious fitted kitchen/diner with integrated Bosch fridge freezer, dishwasher, microwave, gas hob and double oven. The kitchen also provides integrated washing machine and tumble dryer and has a storage cupboard and stable door with side access to the front of the property and the rear garden, an extensive lounge with a set of French doors and a single door leading to the rear garden and a feature Jotul multi fuel burner to the lounge and Jotul log burner to the sitting room. The first floor landing establishes the master bedroom with built in wardrobes and en-suite providing a shower, sink and WC, double bedrooms two and three with built in wardrobe space, well sized bedroom 4 and the family bathroom with bath and overhead shower, sink and WC. To the rear of the property is an initial large patio area perfect for entertaining, leading into private well-maintained tiered lawn lined with shrubs and a large timber shed. To the front is an expansive block paved driveway with off-road parking for at least three cars, a gravel planting area and automated access to the large detached garage. Furthermore, the property benefits from mostly double-glazing windows, gas central heating, Worcester Bosch boiler, partially boarded loft space, new composite front door and Bowers & Wilkins ceiling speakers in the kitchen. Well situated the property is close to an assortment of local amenities such as shops, post office and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded Walkwood CofE Middle School and Saint Augustines Catholic High School. It is also conveniently placed to access the motorway network (M5 & M42).



Details:

Porch

Entrance Hall

Kitchen/Diner

19' 9" x 9' 3" (6.02m x 2.82m)

Lounge

13' 9" x 22' 2" (4.19m x 6.75m)

Sitting Room

10' 2" x 8' 9" (3.10m x 2.66m) Max

WC

First Floor Landing

Master Bedroom

10' 7" x 10' 6" (3.22m x 3.20m) Max

En-suite

Bedroom 2

10' 3" x 10' 5" (3.12m x 3.17m)

Bedroom 3

11' 8" x 9' 2" (3.55m x 2.79m)

Bedroom 4

10' 6" x 9' 5" (3.20m x 2.87m)

Family Bathroom

EPC Rating: D

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.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.

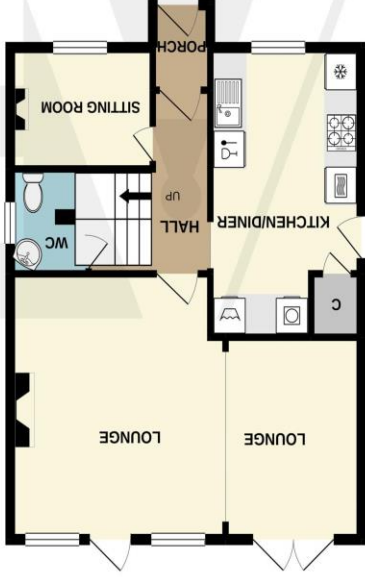
Need a solicitor?

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.

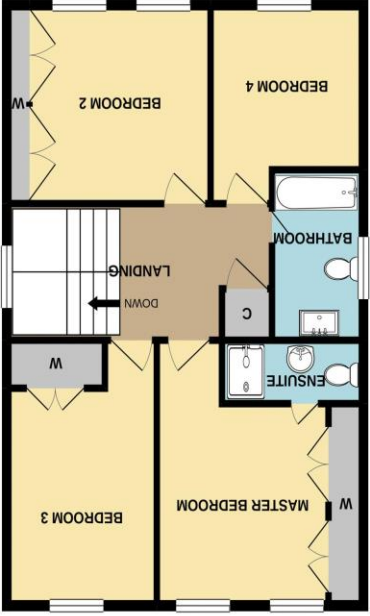
Need a removal company and storage?

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, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



MORGAN
ESTATE AGENTS

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 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.