



Pitchcombe Close, Redditch
Offers in Excess of £360,000

Features:

- Detached home
- Five bedrooms
- Two bathrooms and one en-suite
- Extensive lounge with feature fireplace
- Open-plan kitchen/diner with family area
- Well maintained garden
- Off-road parking and detached double garage
- EPC -

Description:

A beautifully presented double fronted detached home boasting three floors, five bedrooms, superb storage and an extensive family living space. The entrance hallway comprises double doors into the large lounge with feature fireplace and bay window, ground floor WC, an expansive open plan fitted kitchen/diner with integrated fridge/freezer, dishwasher, gas hob, oven and sink, the dining area is set in a large window with French doors out to the rear garden, the added family seating area provides a perfect space for integral living. Off the kitchen is a handy utility with integrated sink, space for a washing machine and tumble dryer and provides side access to the rear garden. The first-floor landing establishes bedroom two - a sizeable king bedroom with en-suite providing shower, sink and WC and two sets of built in wardrobes, two further well sized double bedrooms with fitted wardrobes and the family bathroom providing a bath, sink and WC. To the second floor is main bedroom one with built in wardrobe space and a roof window, bedroom five currently used as office space with built in wardrobes and a bathroom providing shower, sink and WC. To the rear of the property is a well-maintained private garden with initial patio area leading into lawn lined with bamboo hedging providing a private and evergreen space. Through the rear gate is a private driveway with off-road parking for two cars and a detached double garage with electric. Situated on a quiet residential development, which enjoys easy walking access to Arrow Valley Lake and offers easy access to local leisure facilities, eateries, shops and cultural attractions. The property is also well located for access to motorway links (M42 & M5), bus routes and the local train station.



Details:

Entrance Hallway

Lounge

20' 9" x 11' 2" (6.32m x 3.40m)

Kitchen/Diner

20' 9" x 9' 3" (6.32m x 2.82m)

Utility room

6' 3" x 6' 5" (1.90m x 1.95m)

WC

First Floor Landing

Bedroom 2

11' 5" x 12' 3" (3.48m x 3.73m)

En-suite

Bedroom 3

10' 9" x 11' 2" (3.27m x 3.40m)

Bedroom 4

9' 7" x 11' 2" (2.92m x 3.40m)

Family Bathroom

Second Floor Landing

Bedroom 1

13' 9" x 11' 5" (4.19m x 3.48m)

Bedroom 5 / Study

7' 8" x 12' 6" (2.34m x 3.81m)

Bathroom

EPC Rating: C

Council Tax Band: F (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

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.

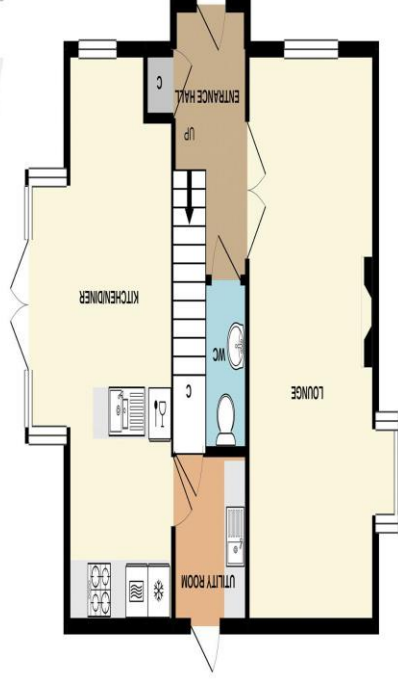
Need a solicitor?

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.

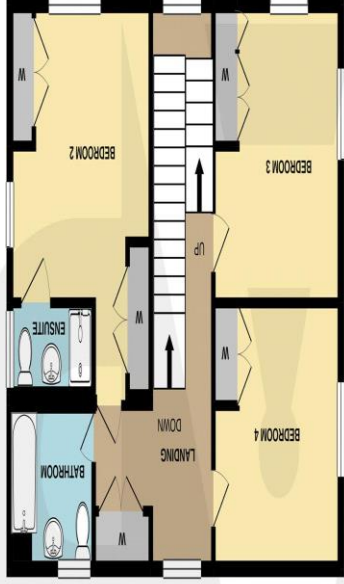
Need a removal company and storage?

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.

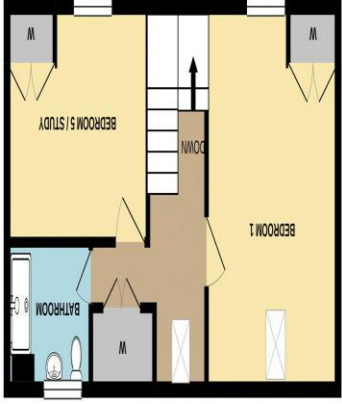
GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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ESTIMATES
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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