



## Maisemore Close, Redditch

Offers in Excess of £275,000

**Features:**

- 3/4 Extended, link detached home
- Lounge and large office
- Kitchen/diner and large utility room
- Heated rear conservatory
- Ground floor shower room
- Family bathroom
- 2 car private parking and gardens
- Epc rating to follow

**Description:** A very well presented and extended, 3/4 bedroom link detached home in a semi private position.

The layout briefly comprises: Initial double glazed porch leading to the pleasant hallway. Spacious office/bedroom four with a row of fitted wardrobes to the rear wall. Lounge with bow window to front and coal effect gas fire to surround. Modern kitchen/diner, with inset sink, oven and grill, built-in dishwasher, gas hob with steel extractor above and access to the heated conservatory leading to the rear garden. The utility room has a further sink, plumbing for appliances, door to the garden and access to the ground floor shower room, there is also a most useful walk-in storage cupboard to side.

The first floor offers bedroom one where the the wardrobes to the recess are included. Bedroom two is a double room and bedroom three provides an ample single bedroom. The family bathroom has been modernized with a mixer shower over the bath with shower screen to side, sink with storage below and appealing grey wall tiling.

**Outside:** The rear garden has a large initial patio area with a gap between picket fencing having a step down to the lawn, there is also a timber shed to the far corner.

Other benefits include: Gas central heating to radiators, double glazing and a private front drive with room for 2 cars.

The area is sought after for its schooling and proximity to open countryside, there is a community shopping area close by with a post office, convenience store, takeaways and bus connections. Good road transport links lead to both Redditch town centre, as well as the M42 motorway junction 3.



**Details:**

**Porch leading to Hall**

**Lounge**

14' 11" x 11' 8" (4.54m x 3.55m)

**Office/Study/bed 4**

9' 1" x 8' 4" (2.77m x 2.54m)

**Kitchen/Diner**

15' 0" x 10' 9" (4.57m x 3.27m)

**Conservatory**

13' 9" x 8' 9" (4.19m x 2.66m)

**Utility Room**

8' 1" x 7' 4" (2.46m x 2.23m)

**Walk-in storage cupboard**

8'4" x 4'11" (2.54m x 1.49m)

**Shower Room**

7' 1" x 3' 6" (2.16m x 1.07m)

**Bedroom 1**

15' 1" x 8' 3" (4.59m x 2.51m)

**Bedroom 2**

10' 10" x 8' 4" (3.30m x 2.54m)

**Bedroom 3**

9' 11" max x 6' 6" (3.02m x 1.98m)

**Bathroom**

6' 4" max x 5' 6" max (1.93m x 1.68m)

**EPC Rating:** A

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://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.

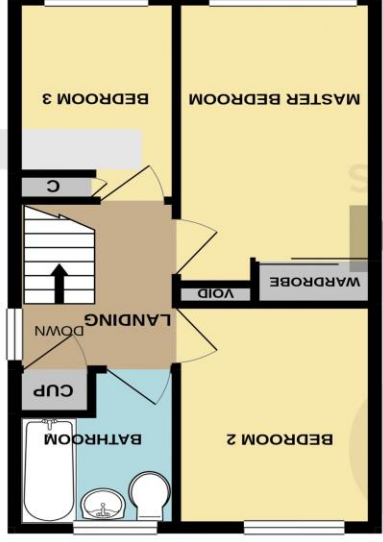
### Need a removal company and storage?

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

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



Most every drawing that has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximately taken for any error. 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.