



**Rectory Road, Redditch**

Offers in Excess of £240,000

**Features:**

- Semi-detached family home
- Four bedrooms
- Family bathroom and separate shower room
- Fitted kitchen
- Lounge with feature fireplace
- Dining room with bay window
- Private rear garden
- EPC -

**Description:**

A well-presented Victorian semi-detached family home boasting character in the sought-after area of Headless Cross, Redditch. The ground floor accommodation comprises: dining room with bay window, lounge with feature gas fireplace and double doors leading to the rear patio, fitted kitchen with integrated dishwasher, fridge and sink, utility with space for a fridge freezer, washing machine and tumble dryer and an added shower room with WC and corner shower. The first-floor accommodation establishes: double bedroom one with space for wardrobes, bedroom four with view to the rear garden and the family bathroom providing a bath, separate corner shower and fitted unit with a sink and WC. The second floor is home too well sized double bedroom two and double bedroom three with fitted wardrobe space. To the rear is a low maintenance garden with initial patio area leading into a raised gravel area. To the front of the property is a private walled entrance. Furthermore, the property boasts lots of quirky characteristics with high ceilings and solid wood doors and benefits from boarded loft space, gas central heating and double-glazed windows throughout. Well situated the property is close to an assortment of local amenities such as shops and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded schools Walkwood Middle and Saint Augustine's High. It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).



**Details:**

**Entrance Porch**

**Dining Room**

13' 2" x 10' 1" (4.01m x 3.07m)

**Lounge**

12' 1" x 13' 3" (3.68m x 4.04m)

**Kitchen**

20' 1" x 6' 8" (6.12m x 2.03m)

**Utility room**

6' 3" x 6' 6" (1.90m x 1.98m)

**Shower Room**

**First Floor Landing**

**Bedroom One**

11' 1" x 13' 4" (3.38m x 4.06m)

**Bedroom Four**

9' 8" x 5' 7" (2.94m x 1.70m)

**Family Bathroom**

9' 8" x 7' 3" (2.94m x 2.21m)

**Second Floor Landing**

**Bedroom Two**

11' 2" x 13' 3" (3.40m x 4.04m)

**Bedroom Three**

9' 8" x 10' 6" (2.94m x 3.20m)

**EPC Rating:**

**Council Tax Band:** C (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](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.

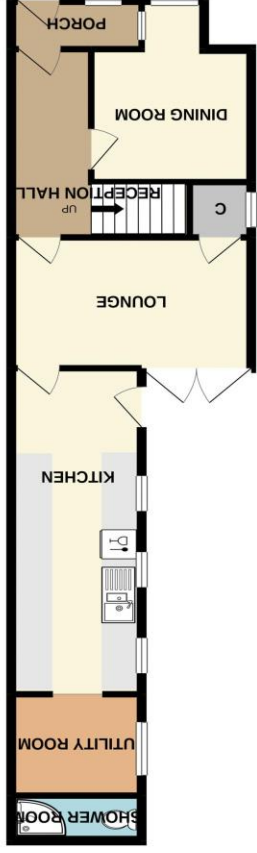
### Need a solicitor?

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.

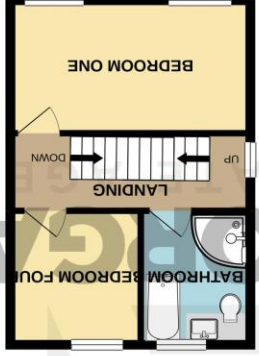
### Need a removal company and storage?

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.

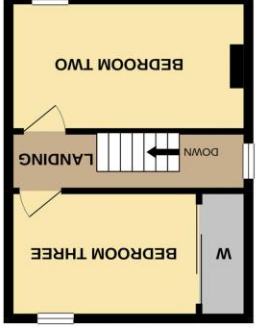
GROUND FLOOR  
545 sq. ft. (50.7 sq. m.) approx.



1ST FLOOR  
306 sq. ft. (28.4 sq. m.) approx.



2ND FLOOR  
281 sq. ft. (26.1 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 indicative 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

TOTAL FLOOR AREA: 1131 sq. ft. (105.1 sq.m.) approx.

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.