



Ferney Hill Avenue, Redditch
Offers in Excess of £475,000

Features:

- Detached period family home
- Six well sized bedrooms
- Two bathrooms and a downstairs WC
- Spacious kitchen/breakfast room
- Dining room with views and lounge with feature fireplace
- Mature rear garden
- Driveway with off-road parking and detached garage

Description:

Ferny Hill House is a well-presented detached freehold family home boasting six bedrooms in Redditch. The ground floor accommodation comprises: Entrance Hall, utility room with access to the rear garden and providing a sink and space for freestanding appliances, inner hall with two storage cupboards, main hallway with stairs to the upper floors, kitchen/breakfast room with gas hob, dishwasher, double oven, warming drawer, microwave sink and pantry, dining room with views, ground floor WC, lounge with feature open fireplace and bay window and the study with a gas fireplace and bay window. The first floor landing gives access to: Bedroom one with fitted wardrobes and dual aspect windows with views, double bedroom two with space for wardrobes, bedroom three with storage cupboard, bedroom four, and the family bathroom providing a bath with overhead shower, sink, WC and bidet. The second floor accommodates double bedrooms five and six along with a shower room providing a shower, sink and WC. To the rear is a well-maintained garden mainly laid to lawn with mature shrubs and gated access to Holmwood and Pitcher Oak Wood. The front garden is mainly laid to mature shrubs and the entrance is approached by gated steps up to the property. Off-road parking is available in the detached double garage and driveway. Furthermore, the property benefits from majority double glazed hard wood windows, gas central heating, a solar panel for the hot water and a detached double garage with an upper floor. Well placed in Redditch, the property benefits from being near to local schools, woodland walks, as well as within easy walking distance of Redditch Town Centre that boasts an assortment of amenities including cinemas and restaurants along with the bus station and train station that provides a regular service to the Queen Elizabeth Hospital, Birmingham University and Birmingham Grand Central. National motorway networks M42 and M5 are easily accessible.



Details:

Entrance Hallway and Inner Hall

Kitchen/Breakfast Room

10' 4" x 17' 4" (3.15m x 5.28m)

Dining Room

9' 8" x 15' 9" (2.94m x 4.80m)

Ground Floor WC

Lounge

14' 9" x 13' 0" (4.49m x 3.96m)

Study

11' 9" x 13' 1" (3.58m x 3.98m)

Utility Room

10' 0" x 8' 6" (3.05m x 2.59m)

Bedroom One

14' 9" x 12' 9" (4.49m x 3.88m)

Bedroom Two

11' 9" x 13' 1" (3.58m x 3.98m)

Bedroom Three

8' 8" x 12' 9" (2.64m x 3.88m)

Bedroom Four

7' 5" x 7' 7" (2.26m x 2.31m)

Family Bathroom

7' 0" x 9' 9" (2.13m x 2.97m)

Bedroom Five

10' 8" x 12' 3" (3.25m x 3.73m)

Bedroom Six

9' 9" x 21' 7" (2.97m x 6.57m)

Bathroom

6' 4" x 7' 9" (1.93m x 2.36m)

Double Detached Garage with upper floor

EPC Rating:

Council Tax Band: E (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 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.

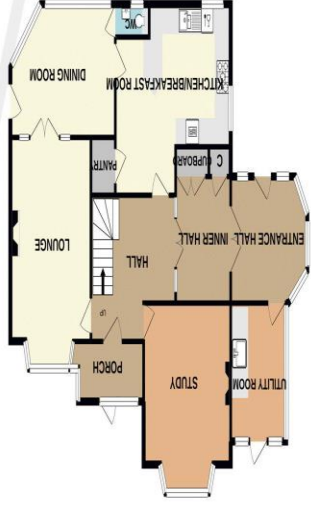
Need a solicitor?

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.

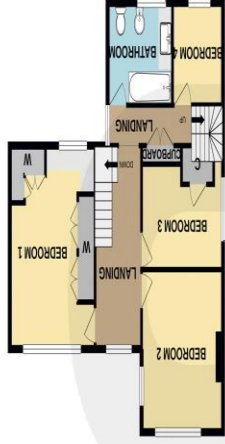
Need a removal company and storage?

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, cuberemovals.co.uk, to arrange a survey.

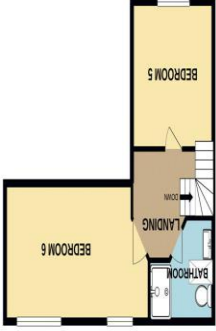
GROUND FLOOR
1425 sq. ft. (132.4 sq.m.) approx.



1ST FLOOR
982 sq. ft. (91.3 sq.m.) approx.



2ND FLOOR
474 sq. ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 2881 sq. ft. (267.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.