AP MORGAN

Church Down Close, Redditch

Offers in Excess of £400,000

Features:

- Vastly extended detached property
- 4 bedrooms, master with dressing area
- Refurbished bathroom and ensuite
- Lounge, separate dining room
- Excellent breakfast kitchen, plus utility
- Vaulted orangery to side
- Land to 3 sides, ample off road parking
- Epc to follow

Description: A most impressive, four bedroom, vastly extended detached home with an orangery placed to the side.

The interior briefly comprises: Reception hallway giving access the guest w.c. Main lounge, with log burning stove set to recess and curved bay window to front. Separate dining room, having patio doors to a seating area. Stunning upgraded fitted breakfast kitchen, offering a central island unit, quartz surfaces, integrated appliances, double oven, patio doors to the garden, access to a small utility room and being currently open to an excellent orangery with roof windows to a vaulted ceiling, patio doors lead out to the garden.
The first floor accommodation is given over to a main master bedroom leading round to a 15ft dressing area fitted with wardrobes and dressing table, there is also a replaced en-suite shower room off. Bedroom two has a recess for wardrobes and space for a study desk. Bedroom three sits to the front and bedroom four is placed at the rear. The family bathroom has been enlarged into what was cupboard space, which now has room for both a full sized bath and separate shower enclosure, as well as fitted storage around the sink and w.c.

Outside: The front driveway is vast, with room to turn cars, and is bordered with raised sleepers containing planting. The rear garden faces south west, has a large raised patio area looking over the lawn, to the end of which is a mature tree and storage shed.

Locally, facilities are placed in Crabbs Cross, including a small supermarket, medical centre and chemist. Sought after schooling for all ages, parks and golf club, add to the popularity of the district.

Details:

Reception Hallway with guest w.c.

Lounge
20' 0'' max into bay x 11' 10'' (6.09m x 3.60m)

Dining Room
15' 2'' x 7' 4'' (4.62m x 2.23m)

Extended Breakfast Kitchen
29' 0'' max w x 10' 4'' min d (8.83m x 3.15m)

Orangery
11' 11'' x 11' 9'' (3.63m x 3.58m)

Utility Room
7' 5'' x 4' 8'' (2.26m x 1.42m)

Master Bedroom (plus ensuite)
20' 0'' into dressing area x 10' 7'' min d (6.09m x 3.22m)

Bedroom 2
13' 5'' x 9' 8'' (4.09m x 2.94m) plus study area

Bedroom 3
9' 1'' x 8' 9'' (2.77m x 2.66m)

Bedroom 4
10' 6'' x 7' 7'' (3.20m x 2.31m)

Enlarged Bathroom
8' 8'' x 6' 0'' (2.64m x 1.83m)

EPC Rating:
Council Tax Band: D (tbc by solicitors).
Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.

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Need a mortgage?
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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?
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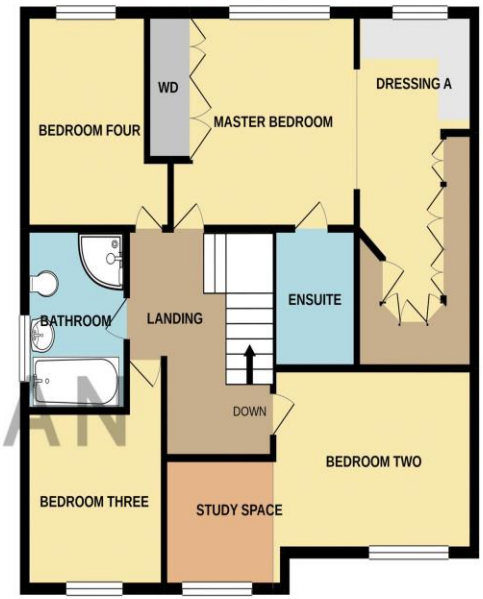
Need a removal company and storage?
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading 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
999 sq.ft. (92.8 sq.m.) approx.

1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1763 sq.ft. (163.7 sq.m.) approx.

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