AP MORGAN

Charlecote Close, Redditch

Offers in Excess of £375,000

Features:

- Detached family home on a substancial corner plot
- Additional annexe style living space
- Fitted kitchen
- Good-sized bedrooms
- Ideal living space
- Well maintained rear garden
- Private driveway with off-road parking
- EPC - C

Description:

A well-presented detached family home, offering an ideal family living space and well positioned on a substantial corner plot in Ipsley, Redditch. The ground floor accommodation comprises: Entrance hallway with a cloak's storage cupboard and stairs to the first floor, guest WC, spacious sitting/dining room with a feature gas fireplace, bow window and French Doors leading to the rear patio, fitted kitchen providing a gas hob and electric oven along with space for freestanding appliances. The ground floor further benefits from a converted garage to provide an annexe style living space and includes a bedroom (five) with a view and access to the rear garden, wet room with a handy storage cupboard, and an expansive lounge/diner with a feature bow window and sliding doors to the rear patio. The first-floor landing establishes: Master bedroom benefitting from built-in wardrobes and a handy en-suite shower room, double bedrooms two and three with space for wardrobes, good-sized bedroom four with a view to the rear garden, and the family bathroom providing a corner bath, separate corner shower, sink and WC. Outside, the rear garden has an initial patio area perfect for garden furniture, then laid to lawn with mature planted borders, a storage timber shed and a separate garden store. To the side of the property is an electric gated block paved area providing additional secure car parking space and a greenhouse. To the front of the property is an extensive block paved driveway providing ample off-road parking, a well-maintained front garden area and gated access to the rear. Well placed on an enviable corner plot in Ipsley, the property provides good access to local supermarkets, well regarded schools, and Arrow Valley Lake. Redditch Town Centre is a short ride away boasting an assortment of amenities, such as shops, restaurants, and cinema, along with the local bus and train stations. There is easy access to national motorway networks (M5 and M42).

Details:

Kitchen
15' 4'' x 12' 5'' (4.67m x 3.78m) Max

Sitting/Dining Room
26' 4'' x 14' 0'' (8.02m x 4.26m)

Guest WC

Lounge/Diner
28' 7'' x 8' 6'' (8.71m x 2.59m)

Bedroom Five
10' 9'' x 8' 2'' (3.27m x 2.49m)

Wet Room
6' 2'' x 8' 2'' (1.88m x 2.49m)

Master Bedroom with Ensuite
10' 2'' x 13' 8'' (3.10m x 4.16m) Max

Bedroom Two
13' 7'' x 8' 8'' (4.14m x 2.64m)

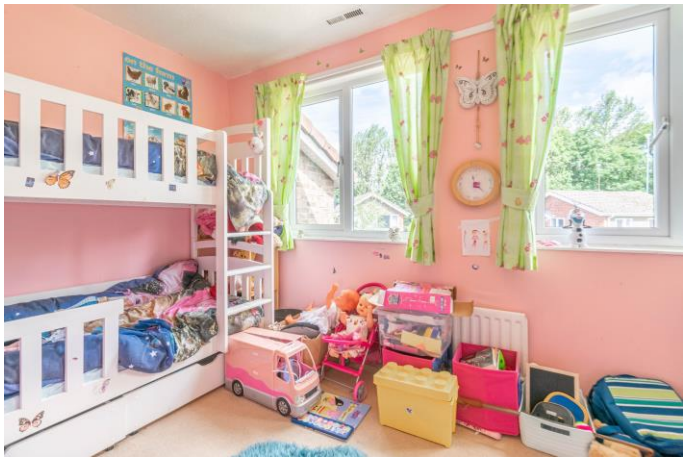
Bedroom Three
10' 5'' x 9' 7'' (3.17m x 2.92m)

Bedroom Four
7' 5'' x 11' 9'' (2.26m x 3.58m)

Family Bathroom
10' 3'' x 8' 8'' (3.12m x 2.64m)

EPC Rating: C
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.



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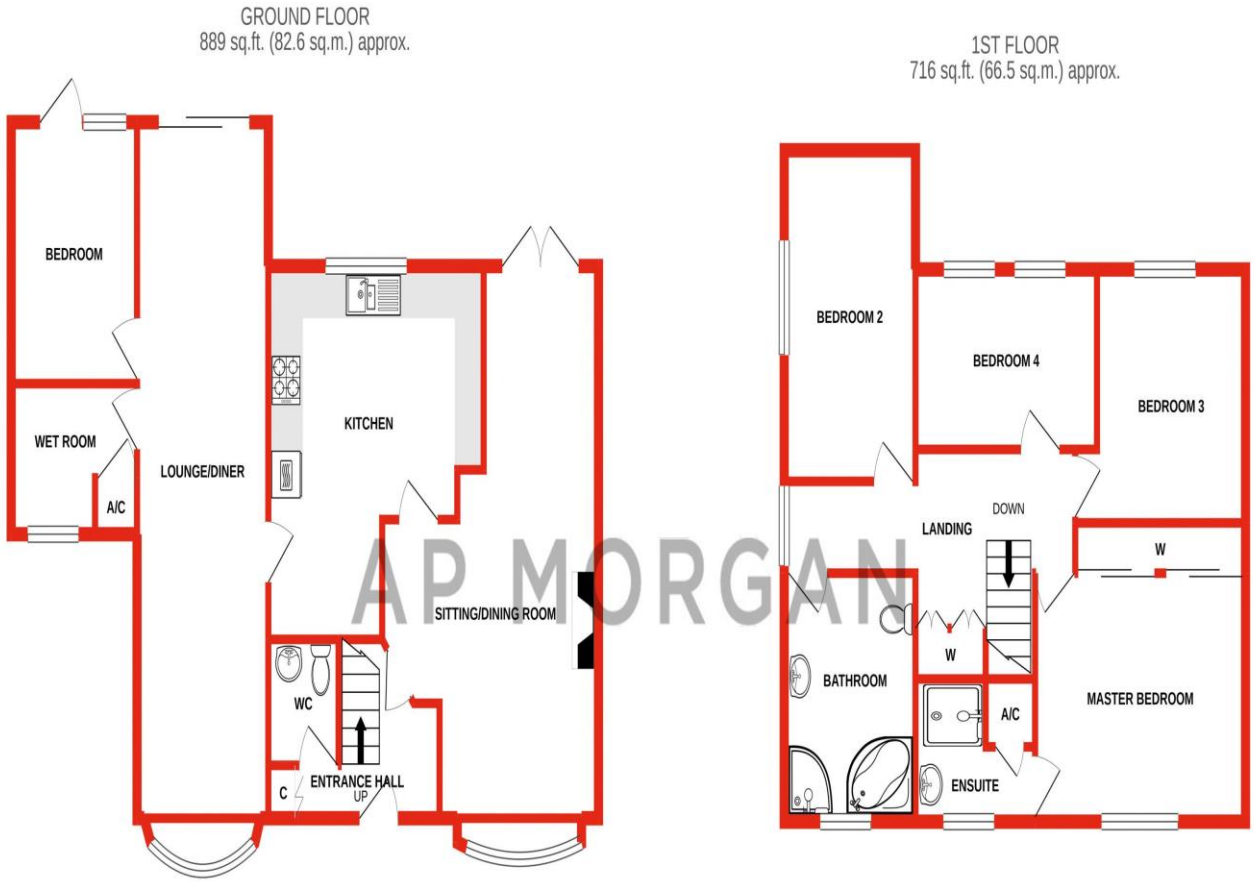

TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

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 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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