AP MORGAN

Towbury Close, Redditch

Offers in Excess of £450,000

Features:

- Immaculate detached home
- Large master bedroom with en-suite
- Four further bedrooms
- Modern re-fitted kitchen
- Impressive conservatory
- Beautifully landscaped private gardens
- Private driveway and double garage
- EPC - C

Description:

An immaculately presented four/five bedroom detached property, benefitting from an ideal living space and private landscaped gardens, well placed in a quiet cul-de-sac location of Oakenshaw South. The ground floor accommodation comprises: Entrance porch, modern re-fitted kitchen/breakfast room providing an integrated sink, bosch dishwasher, bosch washing machine, and space for freestanding appliances, spacious lounge with a feature multi-burner fireplace and a sliding door through to the impressive conservatory ideal for socialising and family gatherings. The ground floor also benefits from a handy guest WC/cloakroom and double bedroom five (currently used as office space). Furthermore, the entrance hall, guest WC and kitchen all feature Karndean flooring, with the conservatory benefitting from underfloor heating. The first-floor landing establishes: Large master bedroom with fitted units and wardrobe, along with an en-suite shower room, double bedroom two with a storage cupboard, double bedroom three benefitting from fitted wardrobes, bedroom four with a view to the rear garden, and the family bathroom, providing a bath with overhead shower, sink and WC. Outside to the beautifully landscaped garden with an initial patio area perfect for garden furniture, leading into a well-maintained lawn with mature planted borders. To the front of the property is a private driveway with ample off-road parking and access to the attached double garage. Well placed in Oakenshaw South, the property offers good access to local amenities, excellent schooling, bus routes, a major supermarket and great road transport links to national motorway networks.

Details:

Entrance Porch and Hallway

Kitchen/Breakfast Room
8' 9'' x 20' 3'' (2.66m x 6.17m)

Lounge
21' 4'' x 12' 3'' (6.50m x 3.73m)

Conservatory
12' 3'' x 31' 0'' (3.73m x 9.44m)

Bedroom Five/Office
12' 1'' x 10' 8'' (3.68m x 3.25m)

Master Bedroom with En-suite
12' 0'' x 16' 9'' (3.65m x 5.10m)

Bedroom Two
11' 9'' x 12' 5'' (3.58m x 3.78m)

Bedroom Three
9' 3'' x 9' 5'' (2.82m x 2.87m)

Bedroom Four
9' 5'' x 8' 7'' (2.87m x 2.61m)

Family Bathroom
5' 9'' x 7' 5'' (1.75m x 2.26m)

Double Garage

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.

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

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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
1310 sq.ft. (121.7 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.

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TOTAL FLOOR AREA : 1990 sq.ft. (184.9 sq.m.) approx.

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