MORGAN ESTATE AGENTS

Dixon Close, Redditch

Offers in Excess of £215,000

Features:

- A well presented middle town house
- Four bedrooms
- Lounge, separate dining room
- L shaped kitchen/diner
- Ground floor w.c.
- Bathroom, plus ensuite
- Garage in separate block with parking space
- Epc rating B

Description:

Built in 2011, this well presented middle town house has FOUR BEDROOMS, is laid out on three floors offering ample family accommodation. Just off the town centre, the property is well placed for access to a good range of shops, retail parks, supermarkets, leisure facilities and cinema and reachable for both bus and railway stations for commuting to Birmingham.

The property layout is as follows: Entrance hallway, with two storage cupboards, guest w.c. off and access to a front dining room, plus an excellent kitchen/diner, providing a double oven, gas hob with extractor over, inset sink, plumbing for appliances, useful under stairs storage cupboard and double doors leading out to the garden. Stairs rise to the first floor, where you will find the main lounge, having two windows to front and carpet to floor. The master bedroom sits to the rear and offers a fitted wardrobe and access to its own en-suite shower room.

Stairs rise again to the second-floor landing, and leading onto three bedrooms of good proportion, bedroom two has a fitted wardrobe with lighting trim. The main bathroom sits to the rear and has a shower attachment over the bath. There is also an airing cupboard off the landing. Outside the property is reached via a pleasant walkway, with established planting opposite the entrance. A separate single garage, sits beneath a coach house in a courtyard to the side of the properties. The rear garden has an initial decking platform with decorative fencing and gate opening down to a paved area. A shed is provided with internal power and lighting and a single gate at the rear gives easy access to the garage. Double glazing and gas central heating as standard.

Details:

Entrance Hallway

Dining Room
9' 8'' x 9' 0'' (2.94m x 2.74m)

Guest W.C.

Kitchen/Diner
14' 9'' x 12' 9'' both max (4.49m x 3.88m)

Stairs rise to first oor landing

Elevated Lounge
15' 0'' x 12' 0'' both max (4.57m x 3.65m)

Master Bedroom
11' 6'' to wardrobe x 10' 0'' max depth (3.50m x 3.05m)

Ensuite Shower Room
5' 7'' x 5' 1'' both max (1.70m x 1.55m)

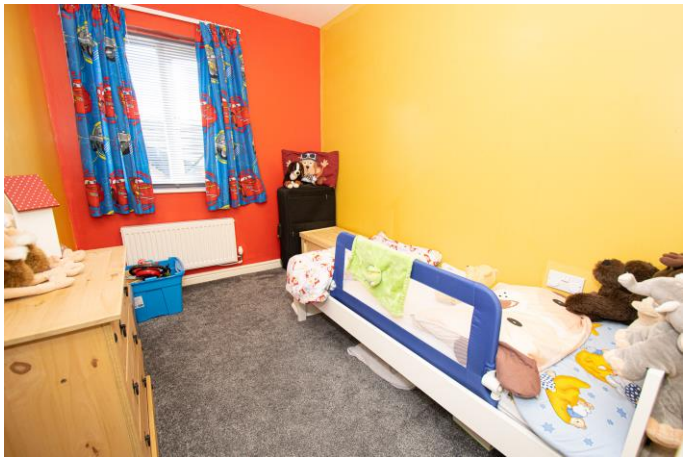
Stairs rise again to second floor landing

Bedroom 2
12' 9'' to wardrobe x 8' 0'' (3.88m x 2.44m)

Bedroom 3
11' 9'' x 8' 0'' (3.58m x 2.44m)

EPC Rating: B
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.



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Need a mortgage?
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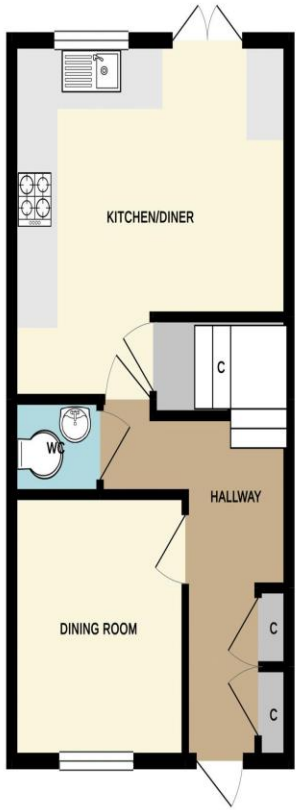
Property to sell?
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

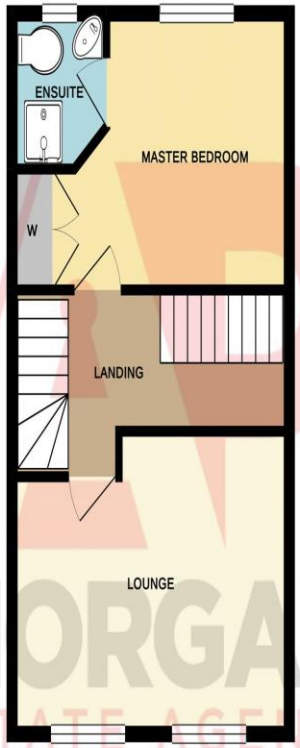
Need a solicitor?
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

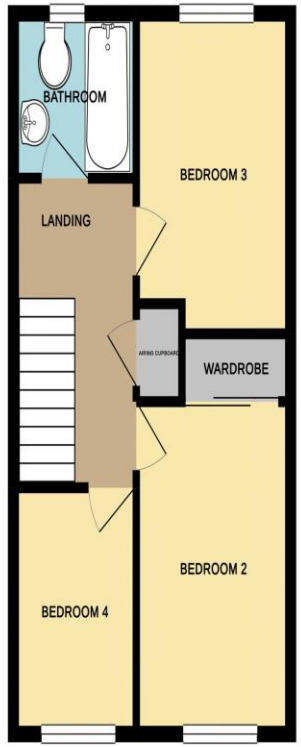
GROUND FLOOR 380 sq. ft.
(35.3 sq. m.)



1ST FLOOR 380 sq. ft.
(35.3 sq. m.)



2ND FLOOR 380 sq. ft.
(35.3 sq. m.)



TOTAL FLOOR AREA : 1141 sq. ft. (106.0 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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