

AP MORGAN



Austcliff Close, Crabbs Cross, Redditch
£1,400 per month

Features:

- Three-bedroom detached home
- Spacious lounge
- Kitchen/diner
- Conservatory
- Family bathroom
- Private rear garden
- Garage
- Driveway parking

Description:

This well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a quiet residential setting, the property benefits from a generous layout, a private rear garden, and the added convenience of a garage and driveway parking.

Upon entering, you are welcomed into a hallway leading through to a comfortable lounge, perfect for relaxing or entertaining. To the rear, a well-proportioned kitchen/diner provides an excellent space for everyday living, with direct access into a delightful conservatory that overlooks the garden. The conservatory creates a seamless connection between indoor and outdoor spaces, making it an ideal spot for dining, entertaining, or simply enjoying the outlook.

Upstairs, the first floor comprises three bedrooms, including a spacious principal bedroom and two further well-sized rooms, suitable for children, guests, or home working. A family bathroom serves the accommodation, while a landing area provides access to all rooms.

Externally, the property boasts a private rear garden, mainly laid to lawn with a patio area, offering a perfect setting for outdoor dining and leisure. The front of the property features a driveway leading to the garage, providing ample off-road parking and storage.



Details:

Lounge 15'5" x 14'6" (4.7m x 4.42m) max dimensions

Kitchen/Diner 8'4" x 14'6" (2.54m x 4.42m)

Conservatory 11'9" x 9' (3.58m x 2.74m)

Landing

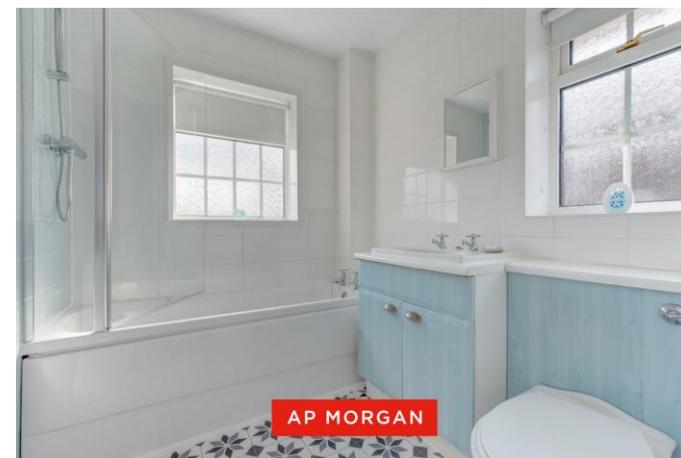
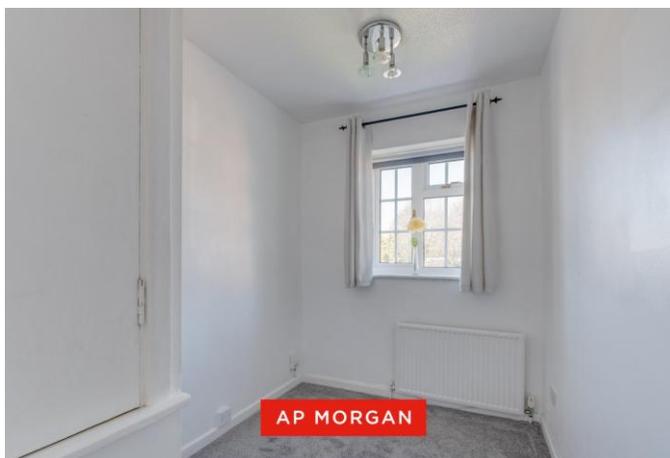
Bedroom 1 14'2" x 8' (4.32m x 2.44m)

Bedroom 2 10'2" x 8' (3.1m x 2.44m)

Bedroom 3 9'1" x 6'4" (2.77m x 1.93m) max dimensions

Bathroom 7'3" x 6'2" (2.2m x 1.88m)

Garage



EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. 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 406 956, or visit their website for more information: www.wisermortgageadvice.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.

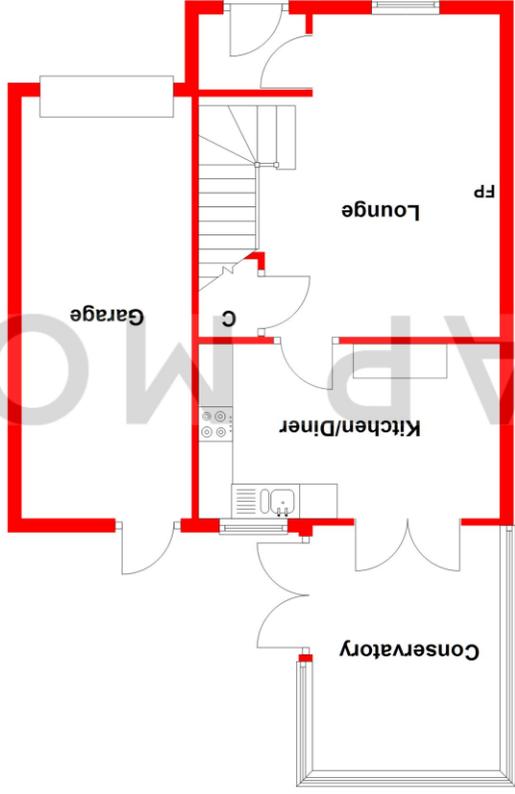
Need a solicitor?

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.

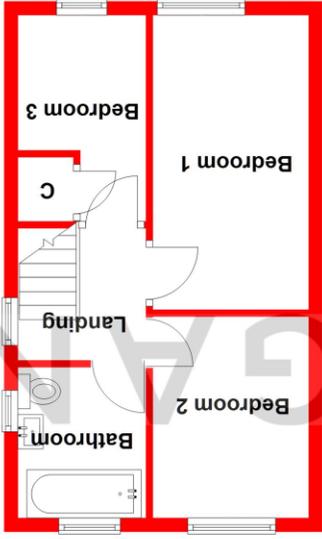
Ground Floor
Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 sq. feet)

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.
Plan produced using PlanLP.

First Floor
Approx. 32.9 sq. metres (353.6 sq. feet)



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