

AP MORGAN



The Park, Hewell Grange
Offers in excess of £325,000

Features:

- Two double & one single bedrooms
- Generous lounge
- Spacious Kitchen/dining room
- Conservatory
- Utility
- Ground floor WC
- Contemporary family shower room
- Plenty of storage
- Vast and versatile rear garden
- Off street parking
- Positioned well for amenities

Description:

This beautifully presented, three-bedroom, semi-detached house in Hewell Grange, Redditch is a perfect family home; presenting a generously sized lounge, a spacious fitted kitchen/dining room, rear conservatory, utility room, ground floor WC, Two double & one single bedrooms, a contemporary family shower room, plenty of storage, a vast and versatile garden, off street parking and is positioned well for amenities.

Approaching the property, there is a tarmac drive offering space for parking multiple vehicles, allowing from access to the porch and rear access to the garden through a side gate.

Entering to the porch and hall, there is room for removing outdoor footwear and jackets with the lounge and stairs leading to the first-floor landing immediately accessible. The lounge is generously sized, presenting space for multiple suites and an electric fireplace; a large window looks to the front drive. The kitchen/dining room is spacious and open with ample counterspace, fitted cabinetry and room for freestanding appliances. The adjoining dining room hosts a large dining table and chairs with additional room for freestanding furniture; adjoining the rear conservatory, this helps to illuminate the space whilst offering further room for multiple suites and allowing rear garden access through double French doors leading to the patio. The utility is large hosting space for freestanding appliances, counterspace, access to the side patio and the ground floor shower room presenting a washbasin, WC and shower. The ground floor is completed by an understairs storage cupboard.

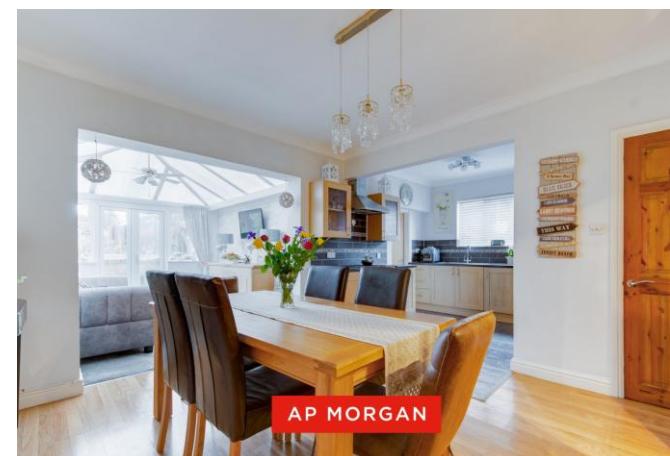
Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect with a bay window offering panoramic views, an integrated wardrobe for storage and room for freestanding furniture. Bedroom Two is similarly a spacious double looking to the rear, Bedroom Three is the single of the property, also looking to the front aspect with integrated storage. The first floor is completed by a large family shower room, presenting a washbasin, WC shower and integral storage cupboard.



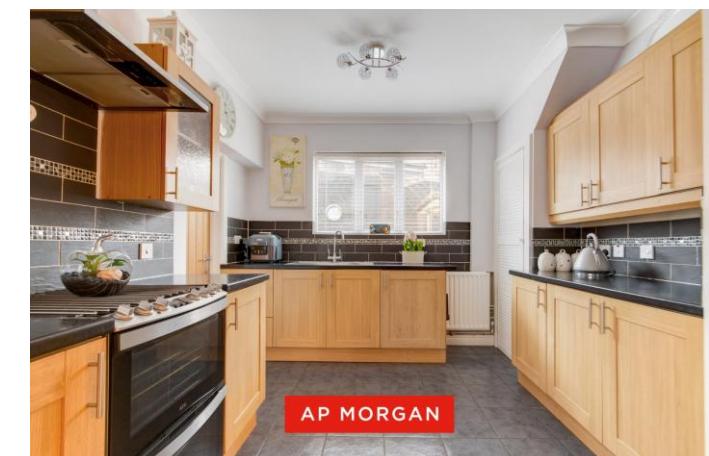
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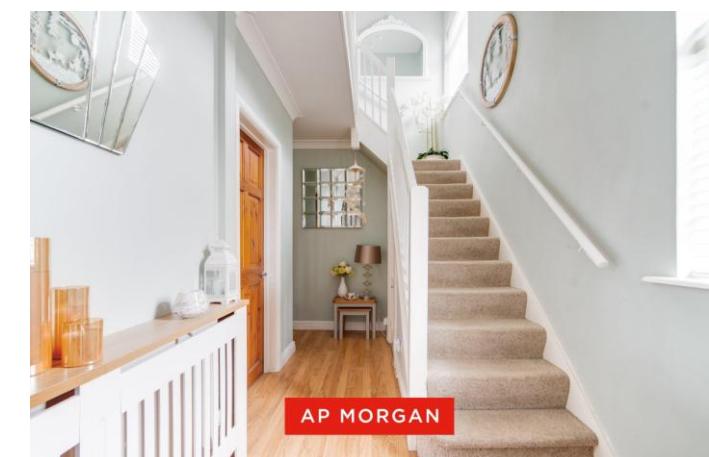
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The garden opens to a large paved patio offering ample room for outdoor furniture and external storage with a shed situated at the side of the property. The garden continues to a raised grass-laid lawn accessed through steps with a paved path running the length of the garden. This offers plenty of space for outdoor activities and ultimately leads to an additional raised patio offering further space for outdoor furniture, planting and a secondary shed for additional storage. The garden is bordered by flower beds, hosting various space for potted plants and is bordered by wooden panel fencing, creating a versatile and verdant garden.

Situated in Hewell Grange the property is well positioned for local walking routes, historical landmarks, local restaurants and cafés with The Barns Rural Retail & Business Village a short walk away. Redditch Town centre is approximately 4.6 miles and a short drive away giving wider access to shops, supermarkets and schooling with the M42 motorway easily accessible.

Details:

Porch

Hall

Lounge 11' x 13'1" (3.35m x 4m) Both Max

Dining Room 12'11" x 12'10" (3.94m x 3.9m) Both Max

Kitchen 9'7" x 7' (2.92m x 2.13m) Both Max

Conservatory 12'5" x 9'8" (3.78m x 2.95m)

Utility Room 9'2" x 7'9" (2.8m x 2.36m)

Ground Floor Shower Room 2'11" x 7'7" (0.9m x 2.3m)

Landing

Bedroom One 13'1" x 10'7" (4m x 3.23m) Both Max

Bedroom Two 11'10" x 11'6" (3.6m x 3.5m) Both Max

Bedroom Three 9'1" x 7'10" (2.77m x 2.4m) Both Max

Shower Room 8'5" x 7'11" (2.57m x 2.41m) Both Max

EPC Rating: To be confirmed

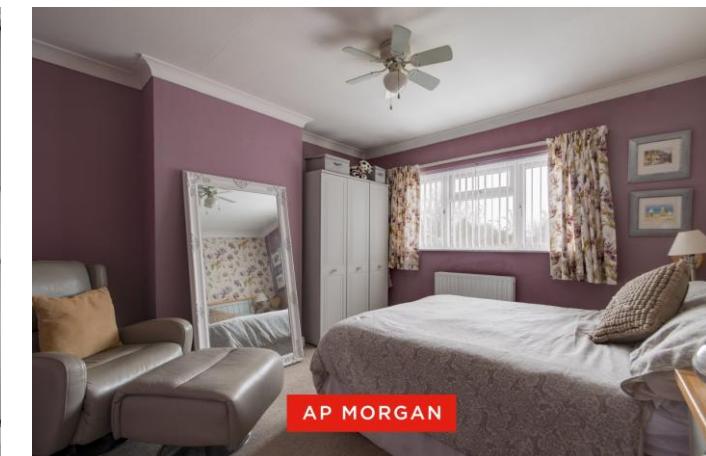
Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



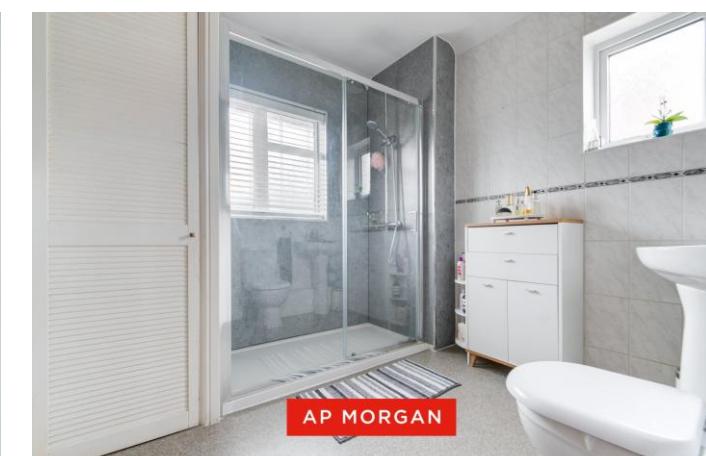
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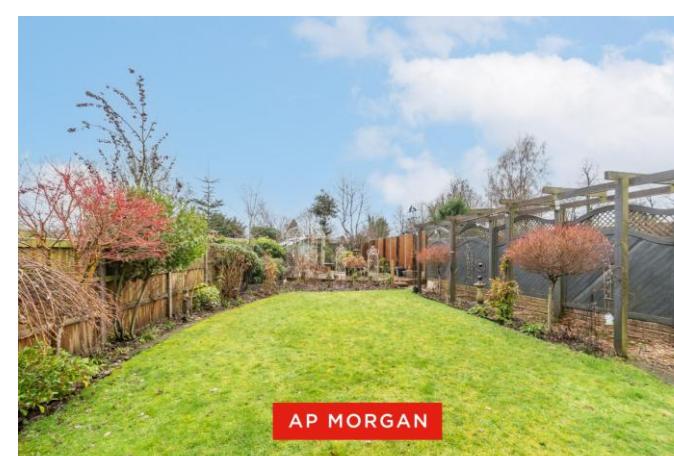
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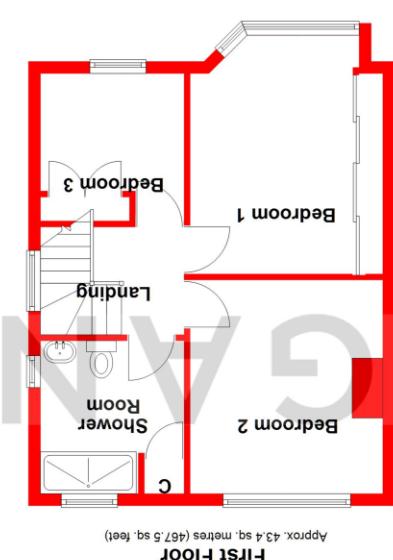
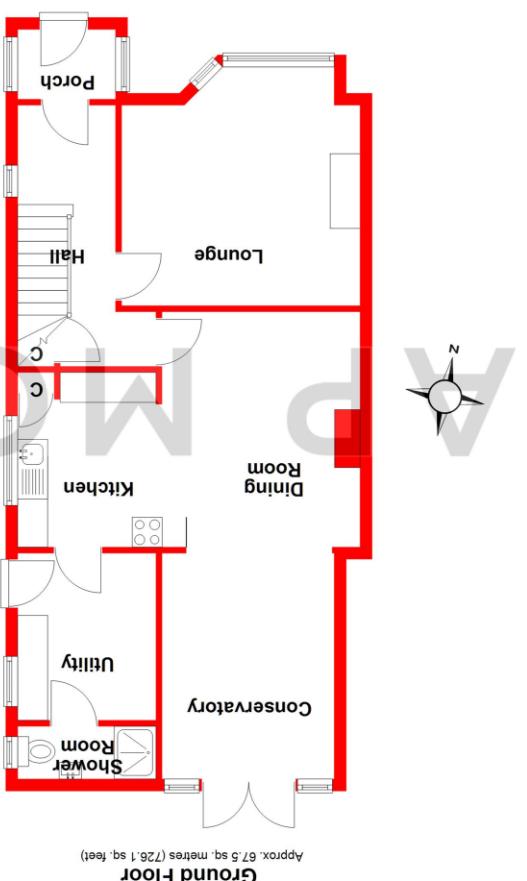
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Plan produced using PlanIt

Total area: approx. 110.9 sq. metres (1193.6 sq. feet)

Appro. 43.4 sq. metres (467.5 sq. feet)