

AP MORGAN



Clent Avenue, Headless Cross, Redditch
Offers in the region of £415,000

Features:

- Beautifully presented detached family home
- Four well-proportioned bedrooms
- Spacious lounge/dining room with bay window and feature brick fireplace with log burner
- Modern fitted kitchen with access to a bright conservatory overlooking the garden
- Beautiful views from several bedrooms and the rear garden
- Stylish family bathroom and additional en-suite to bedroom one
- Private enclosed rear garden with patio and lawn
- Driveway and integral garage, offering off-road parking and storage

Description:

This beautifully presented detached property offers spacious and versatile living accommodation, perfect for families seeking comfort, style, and convenience. Situated in the desirable residential area of Headless Cross, Redditch, the home boasts a striking exterior with attractive brickwork and bay windows, complemented by a welcoming front garden and driveway with garage.

On the ground floor, the property features a generous lounge/dining room with a characterful bay window and a feature fireplace. The exposed brickwork and charming log burner creates a warm focal point, making this an inviting space to relax and entertain. The modern kitchen is generously sized and well-equipped, with direct access to the conservatory, a perfect spot to enjoy the garden outlook year-round. Completing the ground floor is a welcoming hall and internal access to the garage, providing ample storage.

Upstairs, the first floor offers four well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Several of the bedrooms enjoy beautiful views over the rear garden and surrounding greenery, adding to the home's sense of light and space.

Outside, the property boasts an attractive rear garden, mainly laid to lawn with mature borders and a patio area ideal for outdoor dining and entertaining. The garden benefits from a lovely summerhouse, which is currently used as a home gym. The garden enjoys a high degree of privacy along with scenic views, making it a wonderful space to relax and unwind.



Positioned in the highly sought after residential area of Headless Cross, the property provides excellent access to the local amenities, shops, restaurants, well regarded schools, and local bus routes. Redditch Town Centre is roughly 2.2 miles away boasting an assortment of further amenities along with the local bus and train stations.

Details:

Hall

Lounge/Dining Room 22'4" x 11'5" (6.8m x 3.48m) max dimensions

Kitchen 15' x 12'10" (4.57m x 3.9m) max dimensions

Conservatory 5'2" x 9'5" (1.57m x 2.87m)

Garage 15'5" x 8'9" (4.7m x 2.67m) max dimensions

Landing

Bedroom 1 16' x 8'9" (4.88m x 2.67m)

Ensuite 6'3" x 4'10" (1.9m x 1.47m)

Bedroom 2 10'6" x 10'6" (3.2m x 3.2m)

Bedroom 3 12'1" x 10'6" (3.68m x 3.2m)

Bedroom 4 6'9" x 7'2" (2.06m x 2.18m)

Bathroom 6'6" x 6'8" (1.98m x 2.03m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

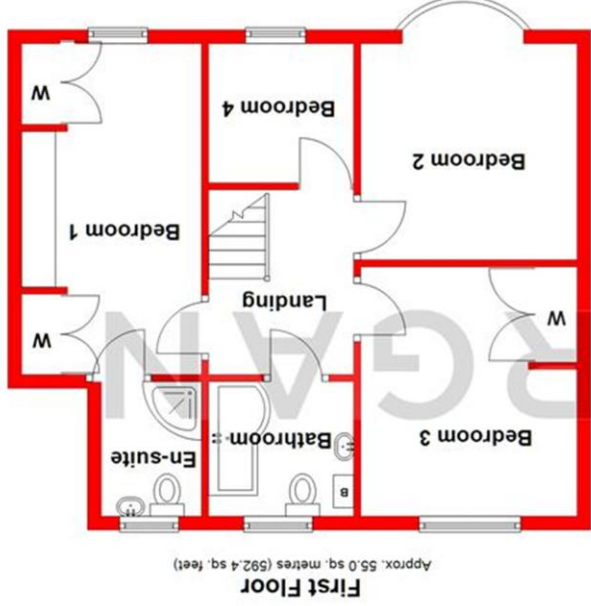
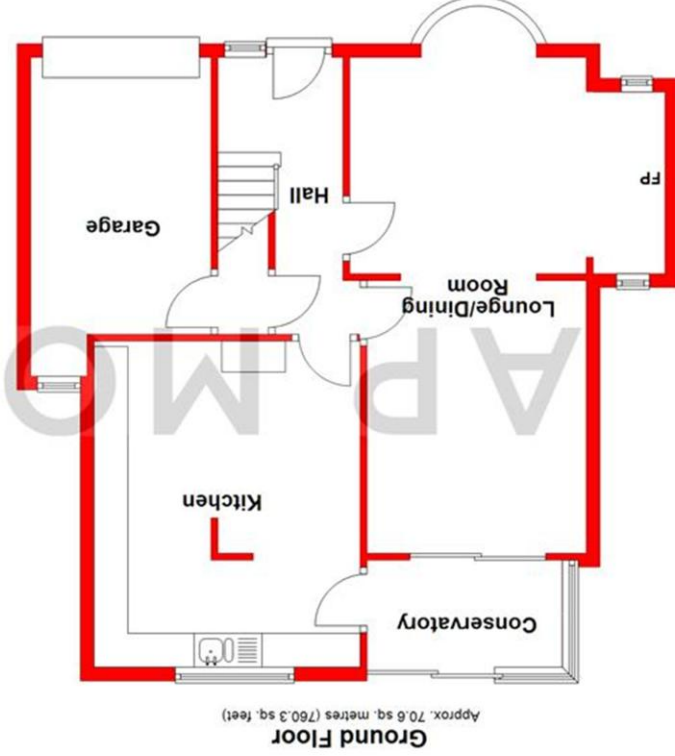
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 125.7 sq. metres (1352.7 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 PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.