

AP MORGAN



Kenchester Close, Matchborough East, Redditch
Offers in the region of £350,000

Features:

- Extended four-bedroom semi-detached home
- End plot in cul-de-sac
- Spacious lounge and dining room
- Modern fitted kitchen
- Study/reception room
- Family bathroom with bath & walk-in shower
- Low-maintenance garden with patio
- Driveway parking & garage

Description:

Beautifully presented and occupying a generous end plot within a quiet cul-de-sac, this extended four-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. The property has been thoughtfully improved to create a stylish and functional home, ready to move straight into.

The ground floor features a welcoming entrance hall leading to a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear, the extended layout provides a well-appointed kitchen with ample storage and workspace, flowing seamlessly into a separate dining room—ideal for family meals and social occasions. A dedicated study offers excellent flexibility for home working, while a convenient ground floor WC and integral garage enhance everyday practicality.

Upstairs, there are four well-proportioned bedrooms, all offering comfortable living space. The principal bedroom benefits from built-in storage, while the remaining bedrooms are all well-sized and offer flexible accommodation to suit a variety of needs. A modern family bathroom completes the first floor, comprising both a bath and separate walk-in shower.

Externally, the property truly stands out. The low-maintenance rear garden has been attractively landscaped with artificial lawn and patio areas, creating a perfect space for outdoor dining and relaxation. A side gate provides useful access, while the generous end plot position offers an enhanced sense of space and privacy. To the front, a large driveway provides ample off-road parking and access to the garage.



Well situated in Matchborough East, the property has easy access to local amenities and is also conveniently placed to access transport links using the local bus routes and motorway networks (M5 and M42). Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, bars, and cinema, along with the local bus and train stations.

Details:

Porch 3'6" x 6'2" (1.07m x 1.88m)

Hall

Lounge 15'2" x 11' (4.62m x 3.35m) max dimensions

Study 7'5" x 7'11" (2.26m x 2.41m)

Kitchen 15'9" x 8'11" (4.8m x 2.72m) max dimensions

WC 3'6" x 2'2" (1.07m x 0.66m)

Dining Room 10'7" x 9'9" (3.23m x 2.97m) max dimensions

Garage 20' x 9'9" (6.1m x 2.97m)

Landing

Bedroom 1 14'7" x 9'3" (4.45m x 2.82m) max dimensions

Bedroom 2 9'7" x 11'1" (2.92m x 3.38m)

Bedroom 3 9'3" x 10 (2.82m x 10)

Bedroom 4 8'10" x 6'11" (2.7m x 2.1m) max dimensions

Bathroom 8'6" x 9'3" (2.6m x 2.82m)

EPC Rating: To be confirmed

Council Tax Band: B (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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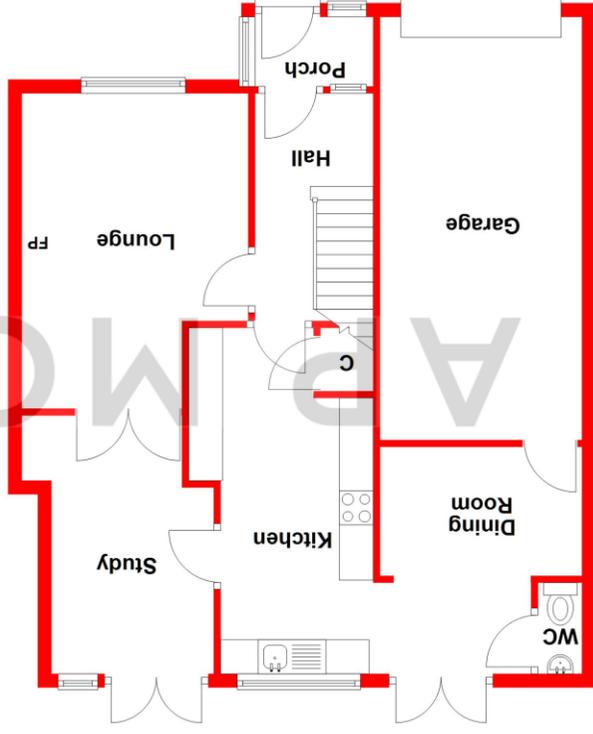
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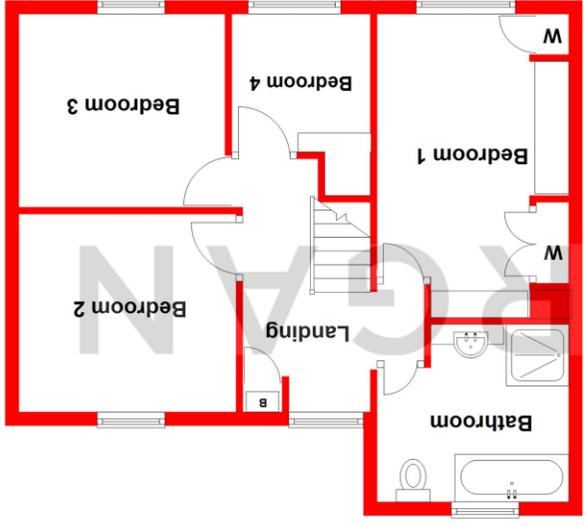
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Ground Floor
Approx: 74.4 sq. metres (801.2 sq. feet)



First Floor
Approx: 51.8 sq. metres (557.7 sq. feet)



Total area: approx. 126.3 sq. metres (1358.9 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.
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