

**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.



## 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](http://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.

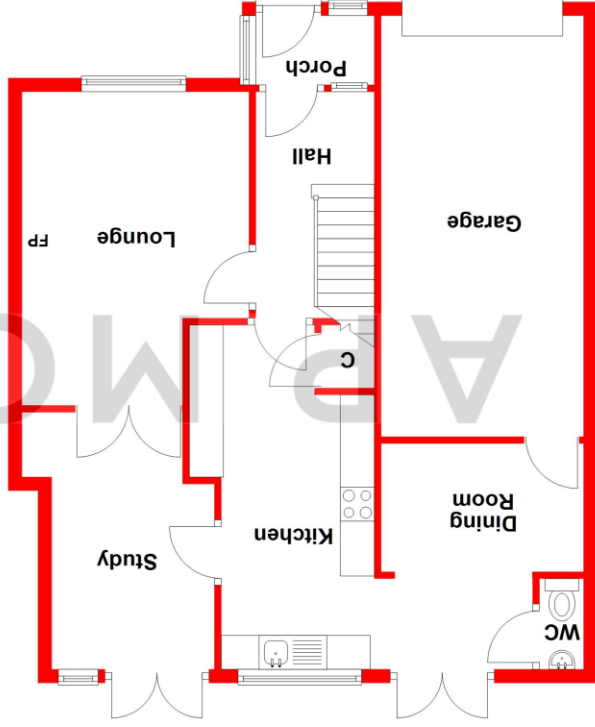
### Need a solicitor?

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.

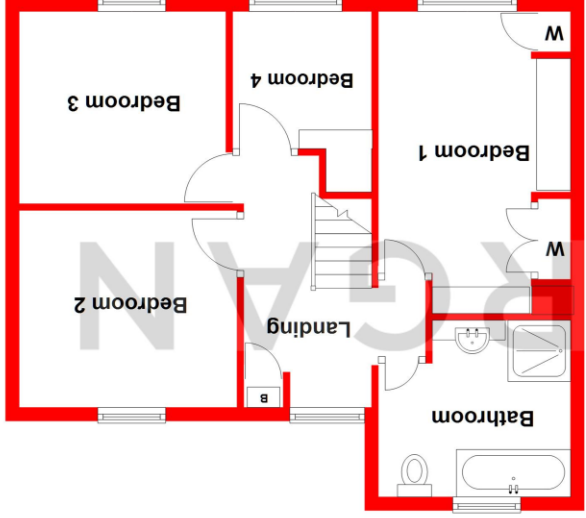
### Identity Checks

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 £99 + 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.

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.  
Plan produced using Planlup.

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