

AP MORGAN



Offwell Close, Redditch, Worcestershire
Offers in excess of £475,000

Features:

- Detached family home
- Four generously sized bedrooms
- Open plan kitchen/diner
- Well-equipped kitchen
- Family bathroom, en-suite and downstairs W/C
- Large driveway and double garage with office space
- Large rear garden with garden rooms
- Close to local amenities

Description:

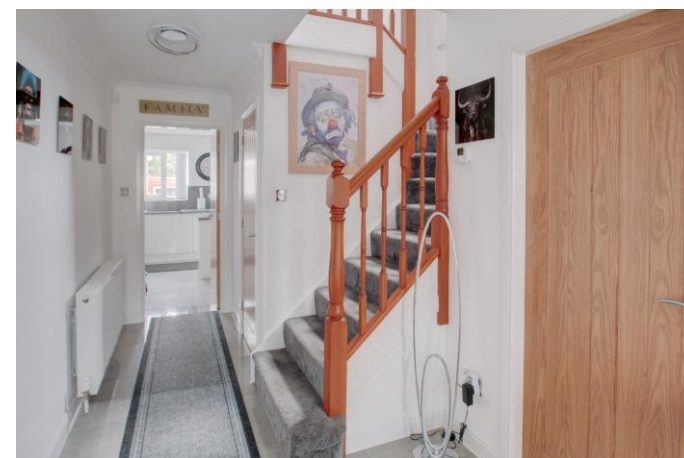
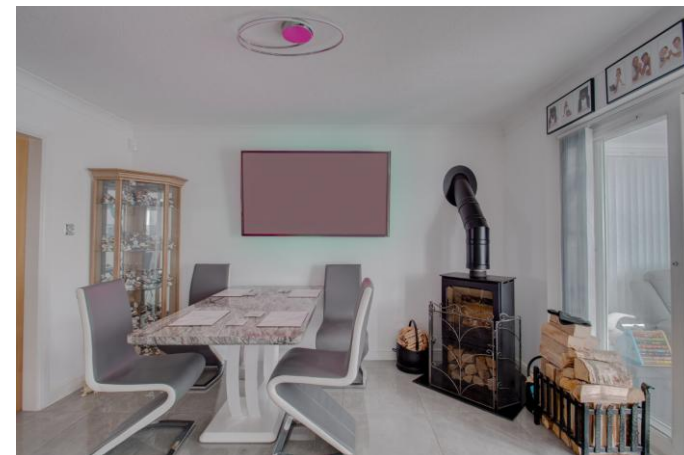
Welcoming you to this fantastic four-bedroom detached family home, offering spacious living areas, generously sized bedrooms, a recently fitted kitchen and bathrooms, and plenty of parking in the convenient area of Ipsley, Redditch.

On arrival, you are greeted by a large driveway with space for multiple vehicles, as well as a spacious garage that includes a built-in office. A walkway between the property and the garage provides gated access to the rear garden.

Inside, the property comprises a welcoming hallway, a lounge with ample space for furniture and a bay window, and an open-plan dining area featuring a stunning log burner. The dining area flows seamlessly into the kitchen, which boasts generous storage space, an integrated fridge/freezer and oven and a moveable kitchen island. From the kitchen, you can access the utility room with direct access to the rear garden, as well as a door leading back into the hallway where you'll find an understairs storage cupboard and a downstairs W/C.

The first floor leads onto a spacious landing, opening into the large master bedroom which features an en-suite with walk-in shower and extensive built-in wardrobes. Two further generously sized double bedrooms and one single bedroom are also located on this floor, along with the family bathroom offering a shower cubicle, toilet, and wash basin, plus an airing cupboard.

The rear garden begins with a paved patio area – perfect for outdoor furniture and storage – followed by a good-sized



lawn and a large garden room, ideal for family gatherings, office space, or additional storage.

Situated on a pleasant cul-de-sac in Ipsley, the property offers excellent access to local amenities and well-regarded schools. Redditch Town Centre is just a short drive away, providing a wide range of shops, restaurants, a cinema, and transport links including bus and train stations.

Details:

Porch

Hall

Lounge 17'6" x 10'4" (5.33m x 3.15m) Both Max

Dining Area 12'8" x 9'1" (3.86m x 2.77m)

Kitchen 12'7" x 12'11" (3.84m x 3.94m) Both Max

Conservatory 11'1" x 11'1" (3.38m x 3.38m)

Utility 4'11" x 6'2" (1.5m x 1.88m)

W/C 6'10" x 3'7" (2.08m x 1.1m)

Garden Room 11'3" x 8'3" (3.43m x 2.51m)

Garden Room 11'3" x 25'10" (3.43m x 7.87m)

Landing

Bedroom One 15'3" x 8'8" (4.65m x 2.64m) Both Max

Ensuite 3'8" x 8'4" (1.12m x 2.54m)

Bedroom Two 15'3" x 7'10" (4.65m x 2.4m)

Bedroom Three 7'2" x 13'3" (2.18m x 4.04m) Both Max

Bedroom Four 6'10" x 9' (2.08m x 2.74m)

Bathroom 6'1" x 7'9" (1.85m x 2.36m) Both Max



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?

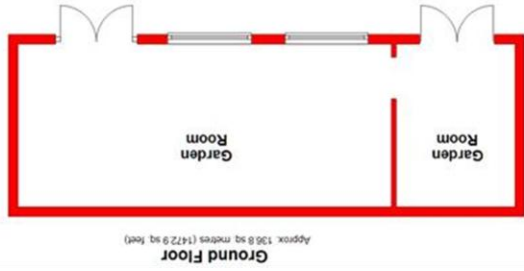
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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. 196.7 sq. metres (2117.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this rough plan 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 Planity.

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