

AP MORGAN



Rookery Close, Headless Cross, Redditch
Offers in the region of £225,000

Features:

- Exciting opportunity for first-time buyers
- Two spacious double bedrooms
- Well-proportioned lounge
- Large kitchen/dining room
- Generously sized conservatory
- Family bathroom & ground floor WC
- Well-maintained rear garden
- Desirable location of Headless Cross

Description:

Available with no-onward chain is this beautifully presented two double bedroom semi-detached home, situated within a desirable cul-de-sac location in Headless Cross, Redditch.

The property is approached via a pathway and overlooks an attractive front communal green space. Once inside, the welcoming interior briefly comprises an entrance hallway with generous under-stairs storage and access to a ground floor W/C. There is a well-presented kitchen/diner featuring a range of sleek fitted wall and base units, an integrated oven and grill, electric hob, and space for freestanding appliances. The kitchen/dining area offers double glazed French doors opening into a spacious heated conservatory with views across the rear garden. Completing the ground floor is a well-proportioned lounge with rear aspect views.

Rising upstairs, the first floor landing benefits from a range of built-in cupboards for storage, with doors leading to two generously sized double bedrooms and a modern three-piece family bathroom suite.

Moving outside, the property enjoys a private wrap-around rear garden, laid to a paved patio seating area and lawn, with mature hedgerows to the boundaries and a side access gate to the frontage. In addition, there is ample communal off-road parking located to the front of the property.

Well situated in the popular Headless Cross district, Redditch town centre is a short distance away, boasting an assortment of amenities including shops and restaurants. The property is also within walking distance of a local doctor's surgery, Morton Stanley Park, and is conveniently



placed for access to local bus routes, the train station, and main motorway networks (M5 & M42).

Details:

Hall

Lounge 11'6" x 13'9" (3.5m x 4.2m)

Kitchen/Dining Room 17'8" x 9'7" (5.38m x 2.92m) Both Max

Conservatory 9'5" x 11'5" (2.87m x 3.48m) Both Max

Ground Floor WC 2'7" x 5'7" (0.79m x 1.7m)

Landing

Bedroom One 11'6" x 13'7" (3.5m x 4.14m) Both Max

Bedroom Two 11'7" x 9'9" (3.53m x 2.97m) Both Max

Bathroom 5'10" x 6'10" (1.78m x 2.08m) Both Max



EPC Rating: C

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

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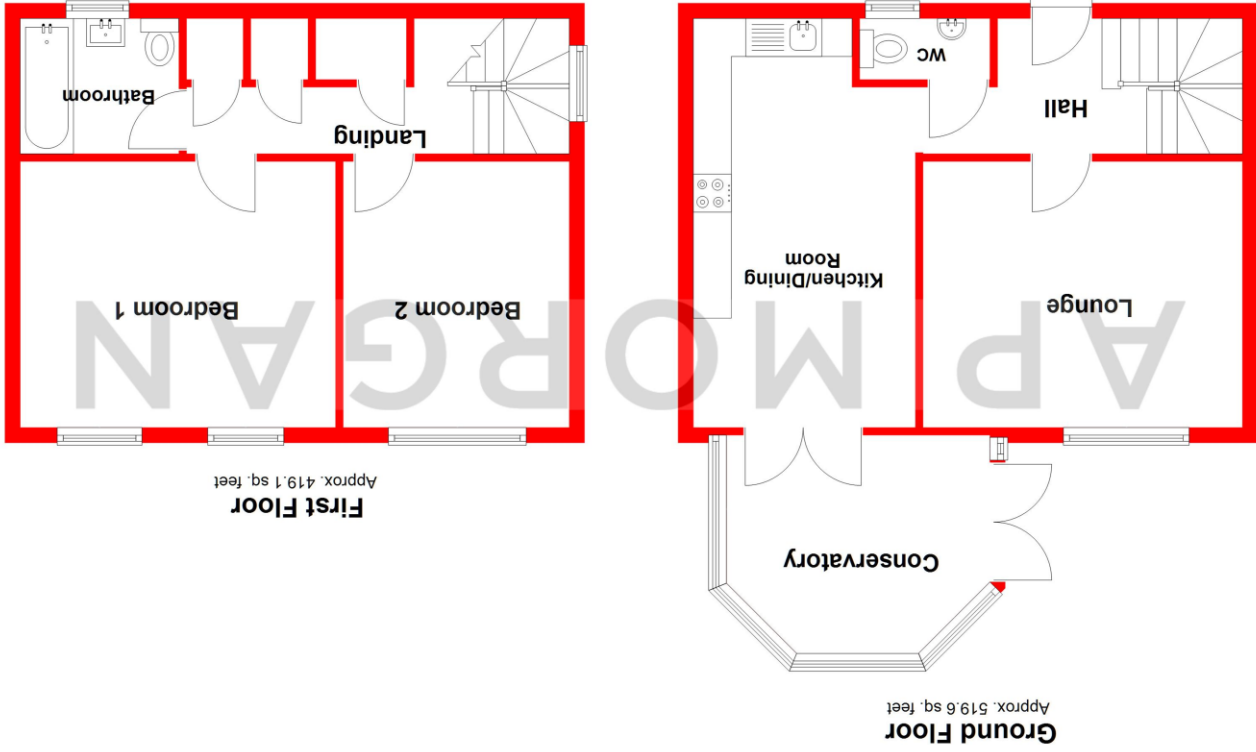
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Total area: approx. 938.7 sq. feet

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Plan produced using Planlup.

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