

**AP MORGAN**



**Feckenham Road, Headless Cross, Redditch**  
Asking Price £650,000

### Features:

- Newly refurbished detached family home
- Four spacious bedrooms (three double and one single)
- Stunning open-plan kitchen/diner
- Generous lounge and dining room spaces
- Family bathroom, en-suite and downstairs WC
- Landscaped rear garden with large patio
- Extensive driveway and single garage
- Highly sought-after location

### Description:

Welcoming you to this well-presented, newly refurbished, detached family home, offering four bedrooms—three doubles and one single—a modern open-plan kitchen/diner, generous lounge and dining spaces, a wonderful landscaped rear garden, and the added benefits of an extensive driveway and single garage. The property is situated in the highly sought-after location of Headless Cross, Redditch.

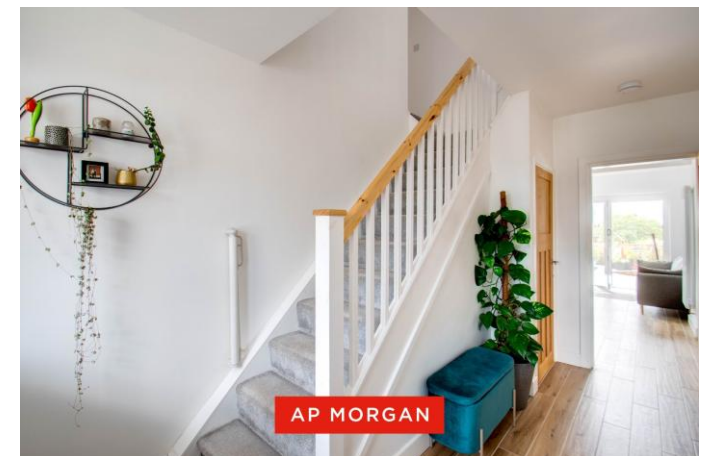
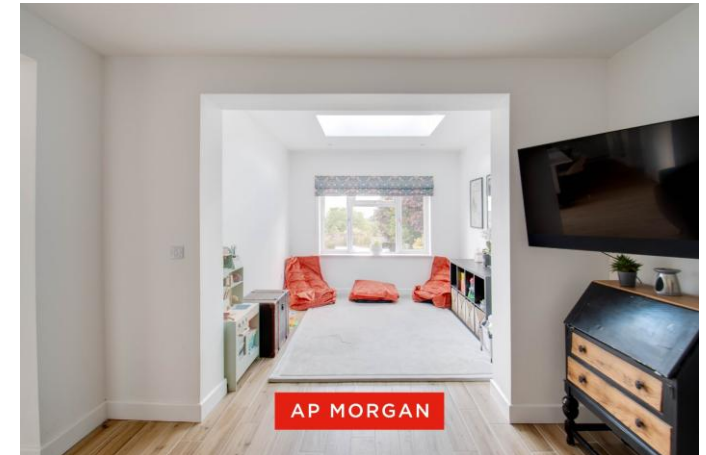
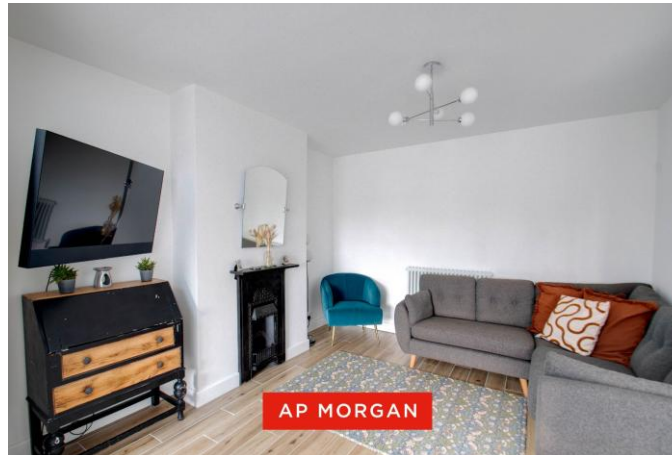
On arrival, the property welcomes you through the gated frontage onto the spacious driveway, comfortably accommodating three to four cars, with the option to fit a couple more if needed. There is access to the single garage, along with a lawn area to the right of the gate, bordered by bushes and trees along the edges. The front of the property also provides hot water access, ideal for cleaning purposes.

Upon entry, the ground floor leads into the spacious entrance hall, featuring stairs rising to the first floor with storage underneath, and access straight ahead to the stunning open-plan kitchen/diner. This impressive space offers a well-equipped kitchen with ample storage and worktop space, an integrated oven, microwave, fridge freezer and dishwasher, along with a spacious central island featuring an electric hob and additional seating and dining space. There is also plenty of room for relaxation and entertaining, with bi-fold doors opening onto the rear garden, creating an excellent hosting space.

The kitchen/diner flows into the lounge area, which offers a wonderful space for relaxation with a feature fireplace, while the second part of the lounge provides additional living space, currently used as a children's playroom. On the opposite side of the kitchen is the WC, fitted with a toilet and wash basin, as well as an internal door providing access to the garage—an additional space for parking or storage, with the potential for conversion (subject to the necessary permissions) by replacing the garage door with a window.

Returning through the entrance hall, you will find the dining room, an excellent space for a family dining table, complete with an electric fire and a bay window allowing plenty of natural light to flow through.

The first floor opens onto the landing, with the master bedroom situated to the left—a generous double bedroom with a dressing area leading to the en-suite, fitted with a toilet, wash basin, and shower cubicle. Opposite are the remaining bedrooms: bedrooms two and three are both spacious doubles with fitted wardrobes, while bedroom four is a single room, also ideal as a nursery or home office.



The family bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower, along with the added benefit of an airing cupboard.

The fantastic rear garden opens onto a spacious patio area, perfect for outdoor furniture, dining, and family entertaining. To the left is a pergola, ideal for relaxation or as an outdoor cooking space, along with fitted electrics for added convenience. Steps lead down to the lawn, which stretches across the garden and meets a barked section at the rear. This space provides plenty of room for children's play equipment, as well as a shed for additional garden storage. The side of the property also benefits from a gate allowing easy access to the front driveway.

Well situated in Headless Cross, Redditch, this property is close to an excellent selection of local amenities, including shops and restaurants, and is within walking distance of Morton Stanley Park, countryside walks, and well-regarded schools such as Walkwood Middle School and Saint Augustine's High School. It is also conveniently positioned for access to local bus routes, the train station, and national motorway networks including the M5 and M42.

#### Details:

Porch

Entrance Hall

Kitchen/Diner 13'11" x 21'7" (4.24m x 6.58m)

Lounge 23'9" x 11'5" (7.24m x 3.48m)

Dining Room 11'8" x 11'5" (3.56m x 3.48m)

WC 7'2" x 4'1" (2.18m x 1.24m)

Landing

Master Bedroom 18'10" x 9'9" (5.74m x 2.97m) Both Max

En-suite 7'3" x 4'11" (2.2m x 1.5m)

Bedroom Two 12' x 11'6" (3.66m x 3.5m)

Bedroom Three 11'8" x 11'5" (3.56m x 3.48m)

Bedroom Four 7'9" x 8'6" (2.36m x 2.6m)

Bathroom 7'4" x 7'11" (2.24m x 2.41m)

Garage 16'2" x 8'4" (4.93m x 2.54m)

EPC Rating: D

Council Tax Band: E (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?

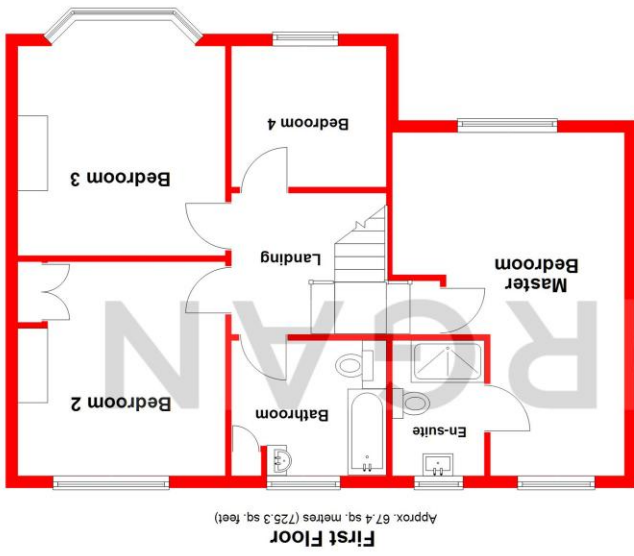
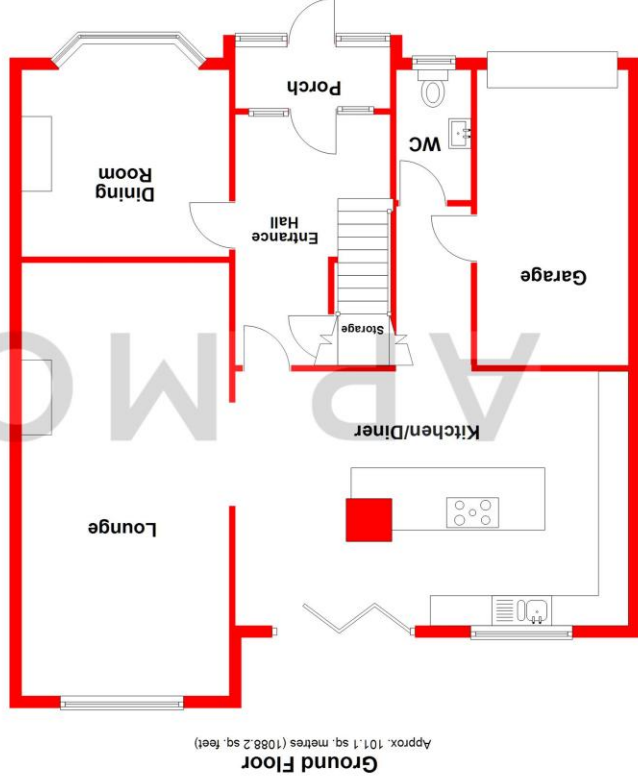
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 168.5 sq. metres (1813.5 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 Planip.

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