

AP MORGAN



Salford Close, Woodrow South, Redditch
Offers in excess of £255,000

Features:

- **No onward chain**
- Detached three-bedroom family home
- Lounge and dining room
- Fitted kitchen with integrated table
- External-access utility
- Bedroom 1 & 2 with built-in storage
- Landscaped low-maintenance rear garden
- Driveway and garage

Description:

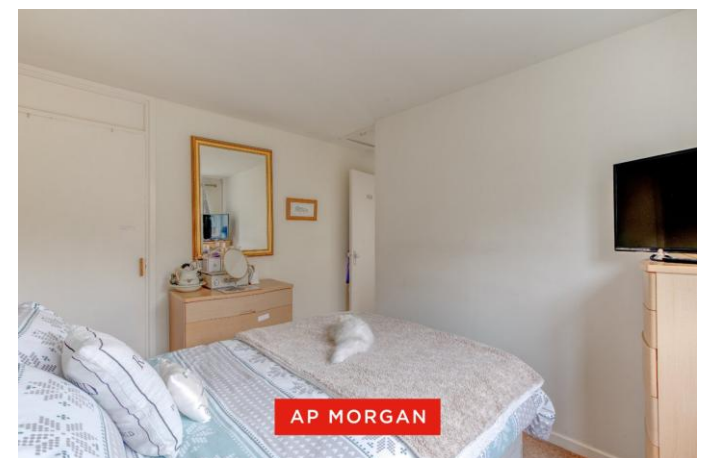
Offered with no onward chain, this well-presented three-bedroom detached family home is situated within a highly sought-after residential area, close to local amenities, schools and pleasant walks. Set back from the road with a generous block-paved driveway providing ample off-road parking and access to a single garage, the property offers excellent kerb appeal.

Upon entering, a useful porch leads into the welcoming hallway. The ground floor accommodation includes a spacious lounge with feature fireplace, opening through to a separate dining room with sliding patio doors to the rear garden—ideal for family living and entertaining. The modern fitted kitchen provides ample storage and worktop space, along with a fitted table, offering a practical dining or breakfast area.

To the rear of the property is a useful utility room, accessible externally either from the back garden or through the garage, offering a practical space for additional appliances and storage.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden, along with an integrated wardrobe, while bedroom two features a fitted wardrobe, and integrated airing cupboard, providing fantastic storage. Completing the floor is a contemporary shower room.

Externally, the rear garden is beautifully landscaped for low maintenance, featuring decorative gravelled areas, patio space for outdoor seating, and mature planting. The space offers a private and peaceful outdoor retreat.



Well placed on a quiet cul-de-sac, the property benefits from being nearby to shops, local schools (Woodrow First School), Alexandra hospital and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of amenities, along with the local bus and railway stations. It is also conveniently placed to access national motorway networks (M5 and M42).

Details:

Porch

Hall

Kitchen 11'11" x 10' (3.63m x 3.05m) max dimensions

Lounge 10'5" x 14'10" (3.18m x 4.52m)

Dining Room 7'8" x 14'3" (2.34m x 4.34m)

Garage 15' x 8'3" (4.57m x 2.51m)

Utility 8'8" x 8'3" (2.64m x 2.51m)

Landing

Bedroom 1 10'10" x 11'6" (3.3m x 3.5m) max dimensions

Bedroom 2 9'1" x 11'6" (2.77m x 3.5m) max dimensions

Bedroom 3 7'3" x 6'2" (2.2m x 1.88m)

Shower Room 6'5" x 5'11" (1.96m x 1.8m)

EPC Rating: D

Council Tax Band: C (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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Property to sell?

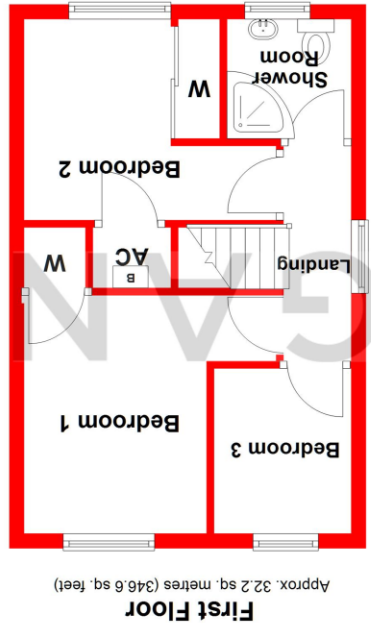
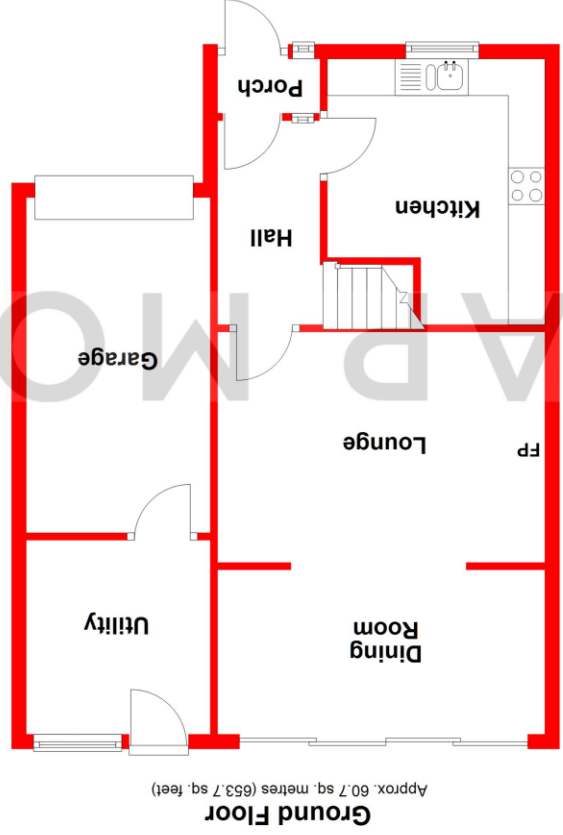
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Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

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 PlanUp.

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