

AP MORGAN



**Cranham Close, Headless Cross, Redditch**  
Offers in the region of £425,000

**Features:**

- Unique split-level layout
- Four bedrooms
- Ensuite shower room and family bathroom
- Open-plan kitchen/living space
- Utility/WC and storage
- Two-car driveway and garage
- Landscaped garden with side access

**Description:**

This attractive family home offers a unique split-level layout that maximises space, light and versatility, making it an ideal choice for modern living. Set within a popular residential area, the property is complemented by a two-car driveway and integral garage, providing excellent off-road parking and storage.

The property is entered via the front door on the ground floor, opening into a welcoming entrance hall that immediately introduces the home's distinctive and versatile layout. This level provides access to the home's four well-proportioned bedrooms, including the main bedroom with en-suite facilities, as well as a modern family bathroom, offering excellent flexibility for families, guests, or home working.

Stairs lead down to the lower ground floor where you arrive at a useful hallway, creating a natural separation between the staircase and the main living areas. From here there is access to a practical utility room with WC, a built-in storage cupboard, and direct access out to the rear garden.

The hallway then opens into the impressive open-plan kitchen/diner and lounge, which forms the heart of the home. This bright and sociable space is enhanced by stylish skylights and wide bi-fold doors, allowing natural light to flood the room throughout the day while opening directly onto the garden for effortless indoor-outdoor living.

Externally, the property enjoys a beautifully landscaped rear garden, designed for both relaxation and low maintenance, with patio seating areas and raised borders. A particularly practical feature is the side gate access to the rear, ideal for bikes, bins, and everyday convenience.



With its unique layout, contemporary living space, excellent natural light and strong practical features, this property represents a superb opportunity for buyers seeking a home that offers both character and functionality.

Well placed in Headless Cross, the property is ideally located for well-regarded local schools (The Vaynor First School, Walkwood Church of England Middle School and St Augustine's Catholic High School). Redditch Town Centre is a short ride away boasting an assortment of amenities, bus and train stations. Motorway networks (M5 and M42) are also easily accessible.

**Details:**

Entrance Hall

**Bedroom 1** 12' x 12'1" (3.66m x 3.68m)

**Ensuite** 5'9" x 5'8" (1.75m x 1.73m)

**Bedroom 2** 13'10" x 10'9" (4.22m x 3.28m)

**Bedroom 3** 10'11" x 8'10" (3.33m x 2.7m)

**Bedroom 4** 9' x 7'7" (2.74m x 2.3m)

**Bathroom** 6'2" x 7'11" (1.88m x 2.41m)

**Garage** 18'8" x 8'5" (5.7m x 2.57m)

**Hall**

**Utility/WC** 5'9" x 6'9" (1.75m x 2.06m)

**Kitchen/Diner** 15'7" x 12'5" (4.75m x 3.78m)

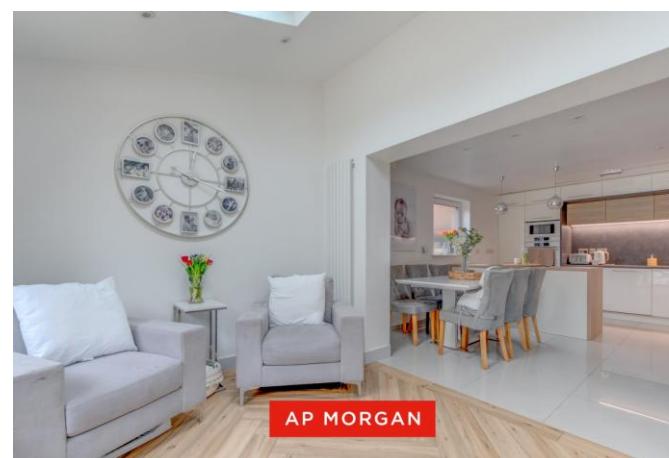
**Lounge** 8'8" x 19'2" (2.64m x 5.84m)

**EPC Rating:** D

**Council Tax Band:** D (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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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid 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.

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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 guarantee can be given for their accuracy.

**Ground Floor**

Approx. 78.6 sq. metres (846.0 sq. feet)

Approx. 126.7 sq. metres (1363.7 sq. feet)

Total area: approx. 126.7 sq. metres (1363.7 sq. feet)

**Lower Ground Floor**

Approx. 48.1 sq. metres (517.8 sq. feet)

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