

**AP MORGAN**



**Feckenham Road, Headless Cross, Redditch**  
Offers in excess of £425,000



### Features:

- Spacious home over three floors
- Open-plan kitchen/diner/family room
- Separate front lounge
- Five bedrooms total
- Top-floor suite with study/dressing room
- En-suite, family shower room and bathroom
- Private garden with patio and lawn
- Driveway parking and garage

### Description:

This attractive and generously proportioned family home offers versatile accommodation arranged over three floors, ideal for modern living. Set behind a spacious driveway providing off-road parking and access to the integral garage, the property makes a welcoming first impression with its traditional façade and well-kept frontage.

Inside, the ground floor offers a practical and flexible layout. A welcoming entrance hall leads through to a comfortable lounge at the front of the property, while to the rear sits a spacious open-plan kitchen/diner with family room area, forming the heart of the home. This bright and sociable space is perfect for everyday family life and entertaining, with double doors opening directly onto the garden. The open-plan design allows for clearly defined cooking, dining and relaxing zones while maintaining a wonderful sense of flow. The ground floor also benefits from a useful utility room and downstairs WC, enhancing everyday convenience.

The first floor comprises three well-proportioned bedrooms, including a bedroom with en-suite facilities, alongside a modern family shower room. Stairs rise to the second floor which provides a superb principal bedroom suite, accompanied by a second room that would be ideal as a study, dressing room or nursery, as well as a family bathroom. This level offers flexible accommodation, perfect for creating a private retreat or guest suite.

To the rear, the property boasts a delightful and private garden. A large, paved patio provides an excellent outdoor seating area, perfect for alfresco dining, while steps lead up to a lawned garden bordered by raised beds. The garden also includes a greenhouse and garden shed, ideal for keen gardeners, as well as established fencing that offers a good degree of privacy.

Overall, this is a substantial and flexible home that would suit growing families or those seeking generous living space both inside and out.





Well situated in Headless Cross, the property is close to an assortment of local amenities such as shops, restaurants, nearby Morton Stanley Park, countryside walks and well-regarded schools: Walkwood Middle and Saint Augustine's High. It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).

**Details:**

**Porch** 2' x 5'6" (0.6m x 1.68m)

**Hall**

**Lounge** 11'5" x 11'6" (3.48m x 3.5m)

**Family Room** 12'1" x 11'6" (3.68m x 3.5m)

**Kitchen/Diner** 20'1" x 16'3" (6.12m x 4.95m) max dimensions

**Utility** 7'10" x 4'2" (2.4m x 1.27m)

**WC** 3'2" x 3'10" (0.97m x 1.17m)

**Garage** 16'1" x 7'9" (4.9m x 2.36m)

**Landing**

**Bedroom 2** 11'11" x 11' (3.63m x 3.35m)

**Ensuite** 4'3" x 6'4" (1.3m x 1.93m)

**Bedroom 3** 11'7" x 11' (3.53m x 3.35m)

**Bedroom 4** 17'10" x 7' (5.44m x 2.13m)

**Shower Room** 8'4" x 7' (2.54m x 2.13m)

**Bedroom 1** 15'6" x 12'3" (4.72m x 3.73m) max dimensions

**Bathroom** 6'5" x 8'11" (1.96m x 2.72m)

**Study/Bedroom 5** 15'6" x 7' (4.72m x 2.13m)

**EPC Rating:** C

**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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