

AP MORGAN



Grafton Close, Woodrow South, Redditch
Offers in excess of £280,000

Features:

- **Offered with no onward chain**
- Three-bedroom detached family home
- Recently paved driveway
- Integral garage
- Conservatory overlooking the rear garden
- Shower room and ground floor WC
- Enclosed rear garden with patio area

Description:

This well-presented three-bedroom home is offered to the market with no onward chain, making it an ideal choice for buyers. Situated at the end of a close, the property benefits from a recently paved driveway providing off-road parking and access to the integral garage.

The ground floor offers a practical and comfortable layout, comprising an entrance porch, hall, a generous lounge/diner with space for both relaxing and entertaining, and a fitted kitchen. To the rear, a bright conservatory enjoys views over the garden and provides an excellent additional reception space, ideal for year-round use. A ground floor WC adds further convenience.

Upstairs, the first-floor hosts three well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe, alongside a shower room. The layout is well suited to families, downsizers, or those requiring flexible home-working space.

Externally, the property enjoys a private rear garden with a paved patio area, bordered by established planting and mature greenery, creating a pleasant and secluded outdoor setting. With its appealing layout, practical features, and chain-free status, this home represents a fantastic opportunity for a wide range of buyers.

Located in Woodrow, this property finds itself in a quiet area in close proximity to The Alexandra Hospital, schools, restaurants, multiple super-stores, and the Kingfisher Shopping centre, which provides more of the same amenities as well as entertainment. This location also connects to the M5 and M42 motorways.



Details:

Porch

Hall

Lounge/Diner 23'5" x 11'8" (7.14m x 3.56m) Both Max

Kitchen 10'3" x 11'5" (3.12m x 3.48m) Both Max

WC

Conservatory 13' x 11' (3.96m x 3.35m) Both Max

Garage 15'8" x 8'2" (4.78m x 2.5m)

Landing

Bedroom One 10'8" x 14'6" (3.25m x 4.42m)

Bedroom Two 14'4" x 8'6" (4.37m x 2.6m)

Bedroom Three 7'5" x 8'9" (2.26m x 2.67m)

Shower Room 8'4" x 5'10" (2.54m x 1.78m)

EPC Rating: To be confirmed

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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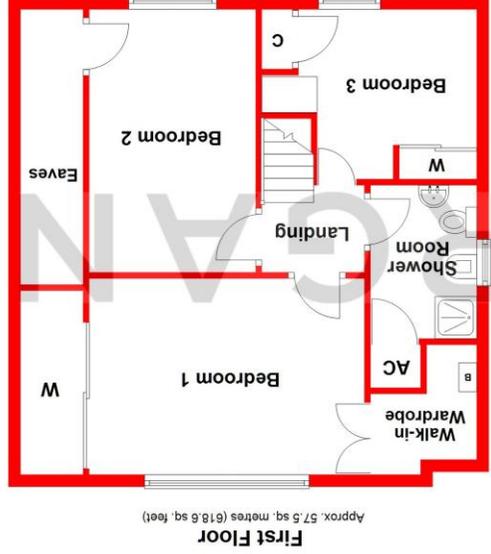
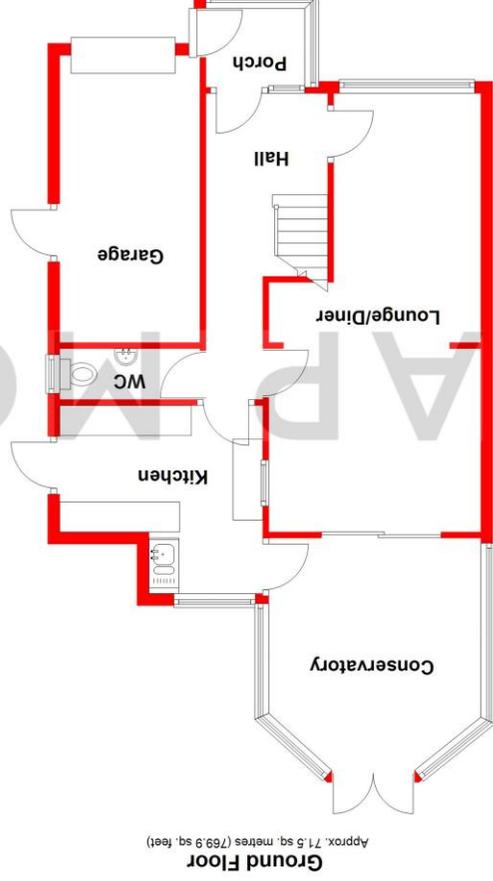
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Total area: approx. 129.0 sq. metres (1388.5 sq. feet)

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