

**AP MORGAN**



**Shakels Close, Crabbs Cross, Redditch**  
Offers in the region of £325,000

### Features:

- Three-storey family home
- Spacious kitchen/diner
- First-floor lounge
- Three bedrooms, en-suite to main
- Bathroom plus ground floor WC
- Driveway and integral garage
- Well-maintained rear garden

### Description:

Situated in a popular residential area of Crabbs Cross, close to Astwood Bank, this attractive and well-proportioned family home offers versatile accommodation arranged over three floors. The property is well presented throughout and ideal for those seeking modern living with convenient access to nearby amenities, schools, and transport links.

The ground floor comprises a welcoming entrance hall leading into a spacious kitchen/diner, thoughtfully designed for both everyday use and entertaining. A ground floor WC adds to the practicality of the layout, while internal access to the integral garage is ideal for storage or secure parking. The property further benefits from a private driveway, providing valuable off-road parking.

The first floor features a generously sized lounge, offering a comfortable space to relax and unwind. This level also includes an additional bedroom and a well-appointed family bathroom, making it suitable for a range of living arrangements, including home working.

The second floor is dedicated to the main sleeping accommodation, with a principal bedroom enjoying the benefit of an en-suite shower room, alongside a further well-proportioned bedroom. This arrangement offers privacy and flexibility for families or visiting guests.

Outside, the home enjoys a well-maintained rear garden, providing a pleasant and private outdoor space that is easy to care for and ideal for outdoor seating or entertaining.

Well placed in Crabbs Cross, the property is ideally situated for local schools, bus routes and shops. Redditch Town Centre is a short ride away boasting an assortment of amenities along with the bus/train stations. National motorway networks (M5 and M42) are easily accessible.



**Details:**

**Hall**

**WC** 5'9" x 3' (1.75m x 0.91m)

**Kitchen/Diner** 7'9" x 15'11" (2.36m x 4.85m)

**Garage** 18'9" x 8'9" (5.72m x 2.67m)

**Landing**

**Lounge** 12'5" x 15'11" (3.78m x 4.85m) max dimensions

**Bedroom 3** 14'2" x 9' (4.32m x 2.74m)

**Bathroom** 5'7" x 7'2" (1.7m x 2.18m)

**Bedroom 1** 12'6" x 12'4" (3.8m x 3.76m)

**Ensuite** 5'11" x 5'11" (1.8m x 1.8m)

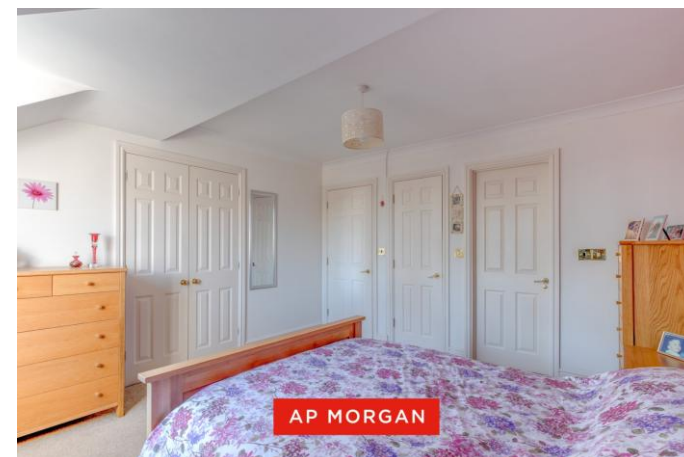
**Bedroom 2** 10'7" x 13'8" (3.23m x 4.17m) max dimensions

**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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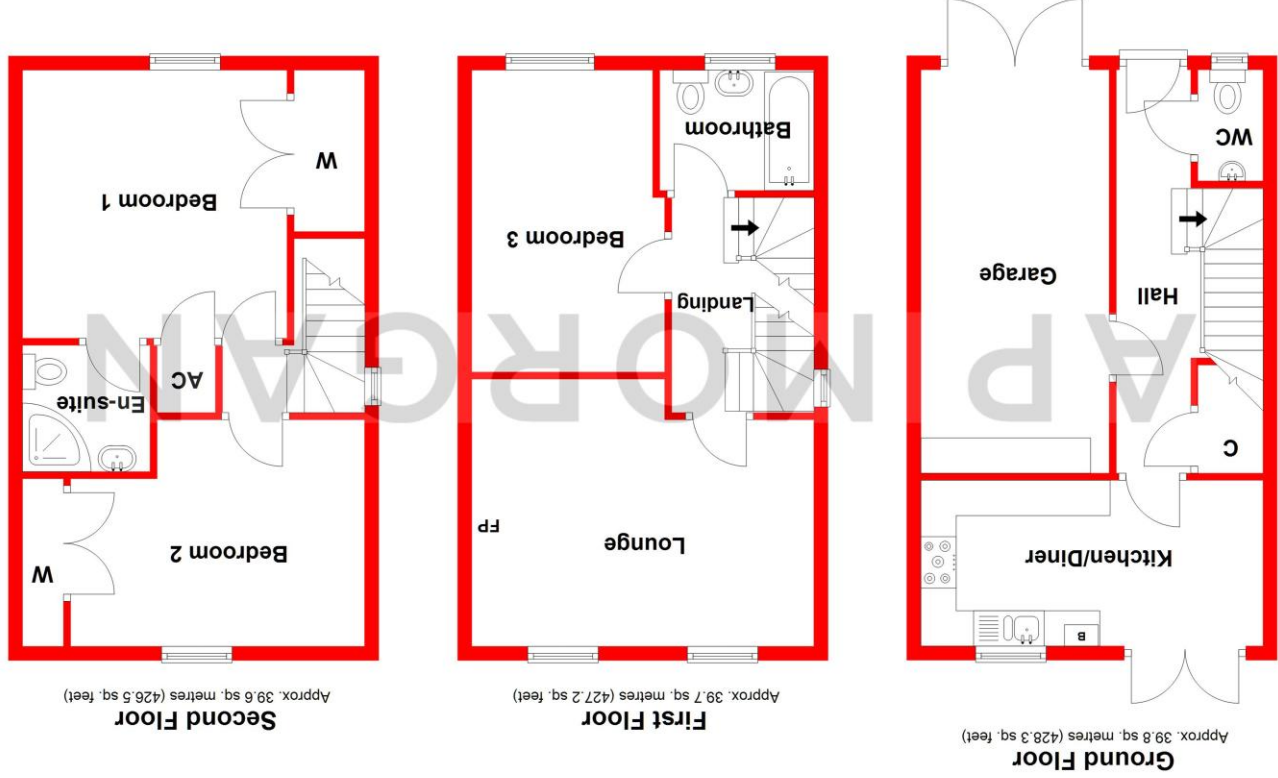
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Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

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