

AP MORGAN



Cosford Close, Matchborough East, Redditch
Offers in excess of £280,000

Features:

- Extended semi-detached home
- Three bedrooms
- Spacious lounge & dining area
- Kitchen with good storage
- Conservatory to rear
- Private garden with patio
- Driveway parking
- Garage with electric door

Description:

This well-presented and thoughtfully extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a desirable residential location, the property benefits from a generous driveway providing ample off-road parking, along with an integral garage featuring a convenient electric door.

Upon entering, you are welcomed by an entrance hall leading through to a comfortable lounge, perfect for relaxing and entertaining. To the rear, the property has been extended to create a superb open plan feel, incorporating a dining room and a well-appointed kitchen. The addition of a conservatory further enhances the ground floor, offering a delightful space to enjoy views over the rear garden throughout the year.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom, all arranged around a central landing. The layout provides practical living space for families, with additional storage available.

Externally, the rear garden is neatly landscaped, featuring a patio area ideal for outdoor dining, a well-maintained lawn, and planted borders, all enclosed to provide a good degree of privacy.

Well placed in Matchborough East, the property is ideally situated to provide access to major road links, local shops, countryside walks, the Alexandra Hospital, and well-regarded local schooling. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, cinema, restaurants, and bars, along with the local bus and railway stations.



Details:

Porch 3'1" x 5'3" (0.94m x 1.6m)

Hall

Garage 18'10" x 7'10" (5.74m x 2.4m)

Lounge 13'3" x 10'10" (4.04m x 3.3m)

Dining Room 10'11" x 9'5" (3.33m x 2.87m)

Conservatory 7'2" x 9'10" (2.18m x 3m) max dimensions

Kitchen 12'6" x 7'3" (3.8m x 2.2m)

Landing

Bedroom 1 13'2" x 10'8" (4.01m x 3.25m)

Bedroom 2 11'6" x 9'2" (3.5m x 2.8m) max dimensions

Bedroom 3 10' x 6'6" (3.05m x 1.98m)

Bathroom 6'2" x 7'5" (1.88m x 2.26m)

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold 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.

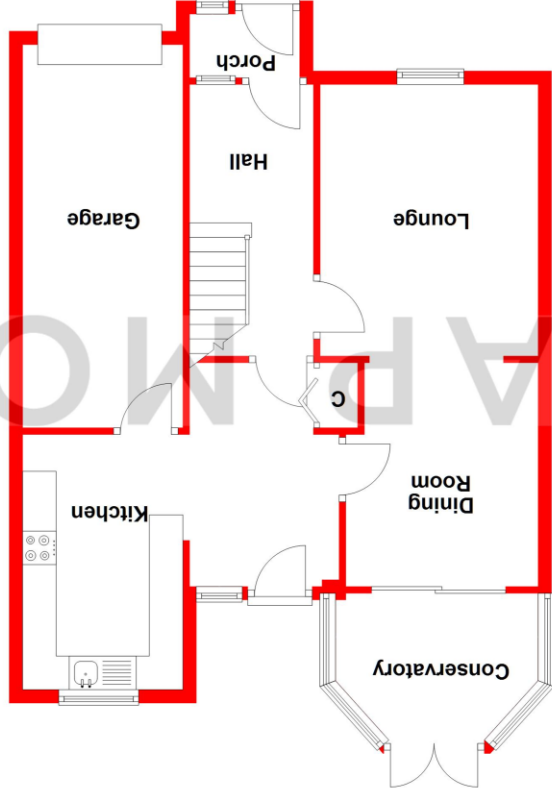
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

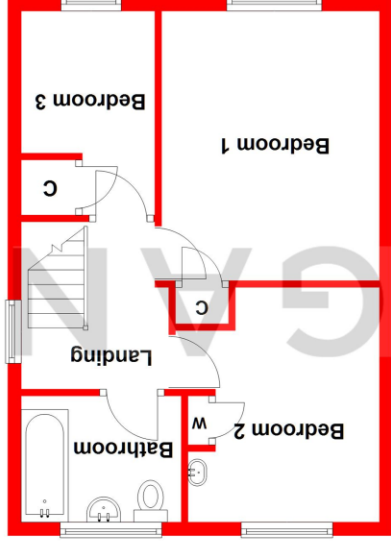
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 70.3 sq. metres (756.3 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 110.7 sq. metres (1192.0 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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.