

AP MORGAN



Elmhurst Close, Redditch, Worcestershire
Guide Price £400,000

Features:

- Beautifully presented, four-bedroom detached house in Redditch
- An exciting opportunity for large and growing families, Contemporary and characterful styling
- Spacious lounge,
- Generously sized kitchen,
- Large dining room,
- Storage room,
- Substantial garage,
- Three double and one single bedrooms,
- An ensuite shower room,
- Family bathroom,
- A well-maintained versatile rear garden,
- Off-street parking,
- Prime location for amenities.

Description:

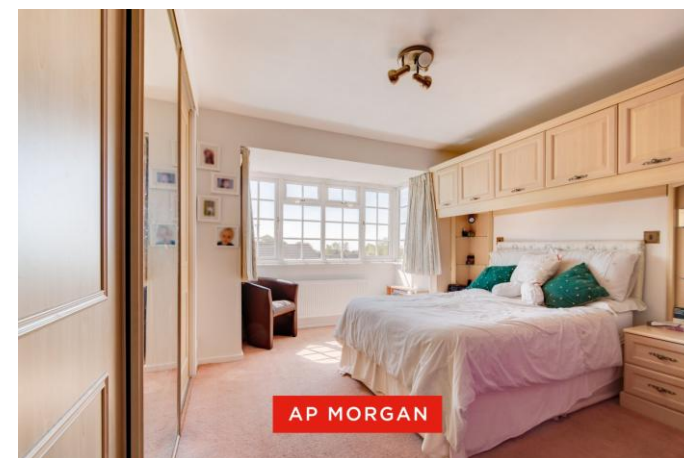
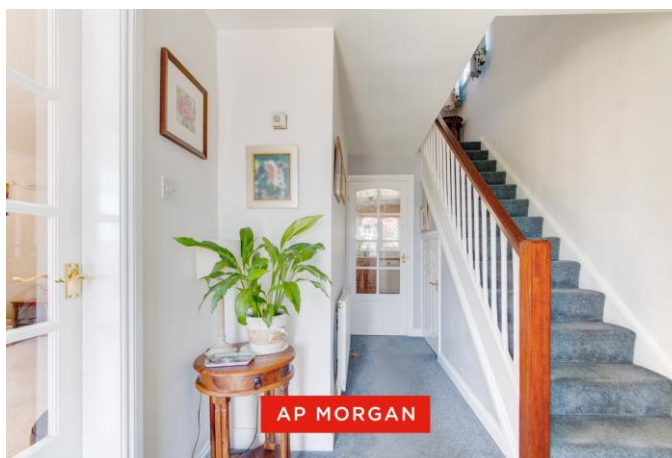
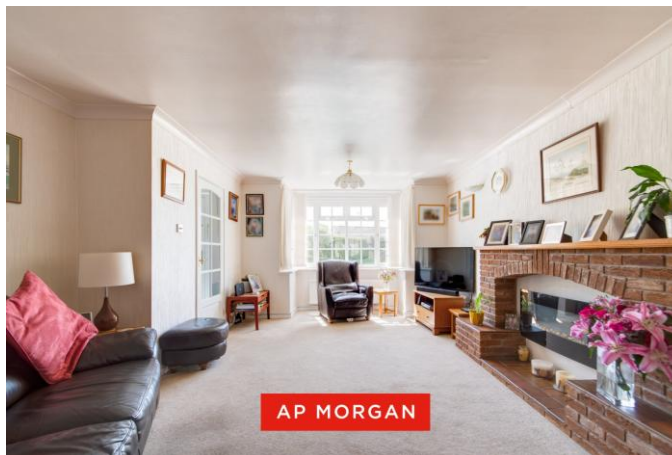
**** Guide Price of £400,000 to £425,000 ****

This beautifully presented, four-bedroom detached house in Redditch is an exciting opportunity for large and growing families, offering both contemporary and characterful styling and presenting a spacious lounge, generously sized kitchen, large dining room, storage room, substantial garage, three double and one single bedrooms, an ensuite shower room, family bathroom, a well-maintained versatile rear garden, off-street parking, and is in a prime location for amenities.

Approaching the property, there is a tarmac drive offering space for parking multiple vehicles, which is bordered by a grass-laid lawn. This offers front access to the entrance hall and garage.

Entering the property, there is an expansive entrance hall, which allows space for removing outdoor footwear and jackets, with a ground floor WC/cloak room immediately accessible. The lounge is spacious and presents space for multiple suites, a modern electric fireplace, and free-standing furniture. It is also well illuminated from a large square bay window that looks to the front aspect, which gives panoramic views of the drive and front garden. Adjoining the lounge is the large dining room, which presents a space for a dining table and chairs, with rear garden access through a double-glazed patio door. The kitchen is generously sized and offers ample counter space with an integral sink and space/plumbing for freestanding appliances. The adjoining utility presents additional counter space and further space/plumbing for freestanding appliances. The storage room is accessed from the kitchen and is perfect for a DIY or hobby room. This connects to the substantial garage, offering ample room for storage.

Ascending to the first floor, bedroom one is a spacious double looking to the front aspect through a large square bay window, with plenty of integral wardrobe space. Additionally there is an en-suite shower room presenting a wash basin, WC, and shower. Bedroom two is also a large double looking to the rear aspect. Bedroom three is the final double looking to the rear also.



Bedroom four is the single bedroom of the property looking to the front aspect with an integral cupboard. The family bathroom presents a wash basin, WC and bath/shower.

The garden opens to a paved patio, which presents space for garden furniture, with a tiered seating area, a raised seating area, and a well-maintained cross-laid lawn offering additional space for outdoor activities.

Situated in Hunt End, this property is within the catchment for St. Augustine's High School, and is roughly 4 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:
Entrance Hall

Lounge 18'10" x 13'4" (5.74m x 4.06m) Both Max

Dining Room 11'3" x 9'8" (3.43m x 2.95m)

Kitchen 14'3" x 10'1" (4.34m x 3.07m) Both Max

Utility Room 6'6" x 8' (1.98m x 2.44m)

Storage 8'11" x 8' (2.72m x 2.44m)

Garage 15'9" x 8' (4.8m x 2.44m)

Ground Floor WC 5'5" x 3'3" (1.65m x 1m)

Landing

Bedroom One 11'9" x 11'7" (3.58m x 3.53m) Both Max

Bedroom Two 9'11" x 9'11" (3.02m x 3.02m)

Bedroom Three 10'4" x 7'7" (3.15m x 2.3m) Both Max

Bedroom Four 9'11" x 9'10" (3.02m x 3m) Both Max

En-suite Shower Room 5'8" x 6'11" (1.73m x 2.1m)

Family Bathroom 5'10" x 6'10" (1.78m x 2.08m)

EPC Rating: E
Council Tax Band: E (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.

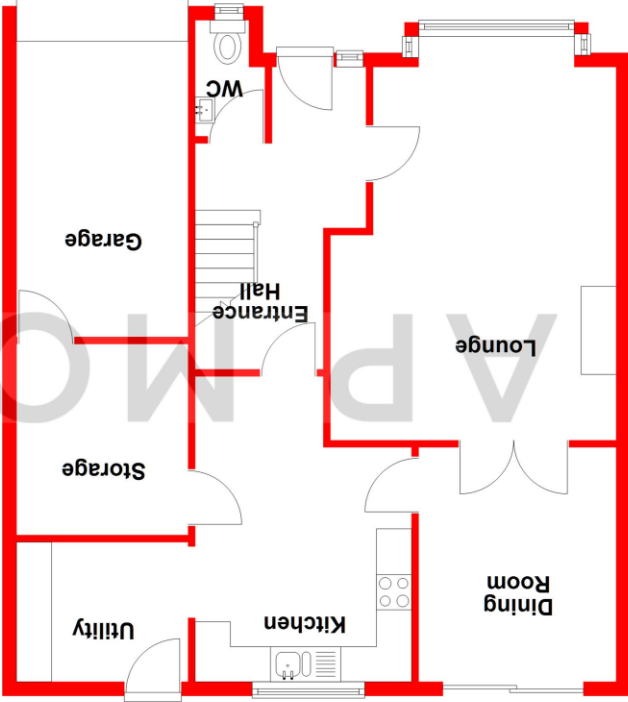
Need a solicitor?

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.

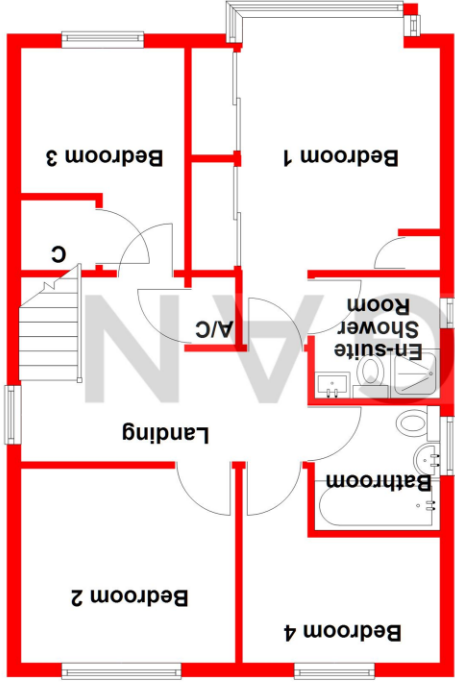
Ground Floor
Approx. 79.1 sq. metres (852.0 sq. feet)



Total area: approx. 134.7 sq. metres (1449.7 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 PlanLP.

First Floor
Approx. 55.5 sq. metres (597.8 sq. feet)



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