

**AP MORGAN**



**Epsom Close, Headless Close, Redditch**  
Offers in excess of £475,000

### Features:

- Well-presented detached bungalow
- Refurbished throughout
- Three spacious bedrooms
- Generous sized lounge and separate sitting room
- Well-fit kitchen and utility room
- Landscaped rear garden
- Double garage and off-street parking
- Sought-after residential location

### Description:

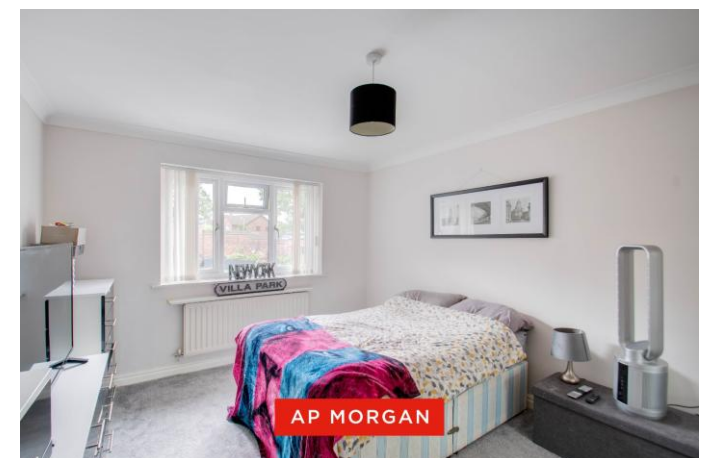
Welcoming you to this newly refurbished and well-presented detached bungalow, offering three bedrooms, a generous lounge and secondary reception room, a well-fitted kitchen and utility room, a landscaped rear garden, and the benefit of off-street parking and a double garage, situated in the sought-after area of Headless Cross, Redditch.

On arrival, the property presents shrubbery around the edges, as well as a lawn at the front, adding greenery to the frontage. Steps to the side lead up to the patio, allowing access to the main entrance of the property, while a side gate provides access to the rear garden.

Upon entering, you are welcomed into a spacious entrance hall with three separate cupboards, providing ample storage space. Straight ahead is the lounge, a generous area ideal for comfort and family entertainment, featuring a large bay window allowing plenty of natural light to flow through, as well as a log burner, perfect for cosy nights in. To the right is the kitchen, fitted with ample storage and worktop space, an integrated double oven, and space for freestanding appliances. There is also access to the utility room, fitted with additional storage and worktop space, with room beneath the counters for utility appliances, along with a door leading onto the side patio and another door returning to the hall.

Back through the hall, you will find bedroom one, a generous double room with three fitted double wardrobes and an en-suite fitted with a toilet, wash basin, shower cubicle, and a fitted cupboard for bathroom storage. Bedroom two is another spacious double room, while bedroom three is a single room with space for storage units. The family bathroom is also well-fitted, comprising a toilet, wash basin, shower cubicle, and freestanding bathtub.

The sitting room, also accessed via the hall, offers a versatile space suitable for relaxing, dining, or use as a home office. French doors flow seamlessly into the conservatory, creating a wonderful area for relaxation and entertaining, particularly during the warmer months, with a second set of French doors opening onto the rear garden.



The rear garden has been recently landscaped and initially leads onto a patio wrapping around both sides of the conservatory, offering excellent spaces for outdoor furniture, dining, and entertaining. Beyond this is an artificial lawn, keeping the garden low maintenance, with shrubbery lining the sides and access to the garage at the rear, providing additional parking or ideal storage space.

Well positioned in Headless Cross, the property is ideally located for well-regarded local schools, shops, bus routes, Morton Stanley Park, and national road networks. Redditch Town Centre is only a short journey away and boasts an assortment of further amenities, including shops, restaurants, bars, and a cinema, along with local bus and train stations.

**Details:**

Hall

Lounge 12'2" x 16'2" (3.7m x 4.93m)

Kitchen 13'7" x 8'8" (4.14m x 2.64m)

Utility Room 7'4" x 5'1" (2.24m x 1.55m)

Bedroom One 12'2" x 16'1" (3.7m x 4.9m)

En-suite 9'7" x 4'9" (2.92m x 1.45m)

Bedroom Two 10'10" x 14'6" (3.3m x 4.42m)

Bedroom Three 8'5" x 10'6" (2.57m x 3.2m)

Sitting Room 7'5" x 12'6" (2.26m x 3.8m)

Bathroom 12'2" x 6'4" (3.7m x 1.93m)

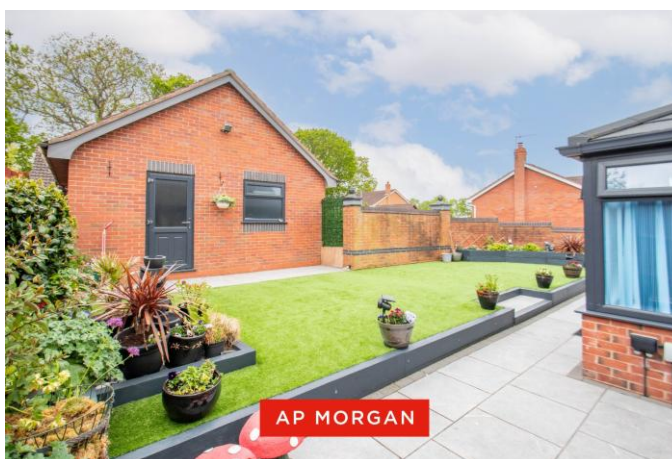
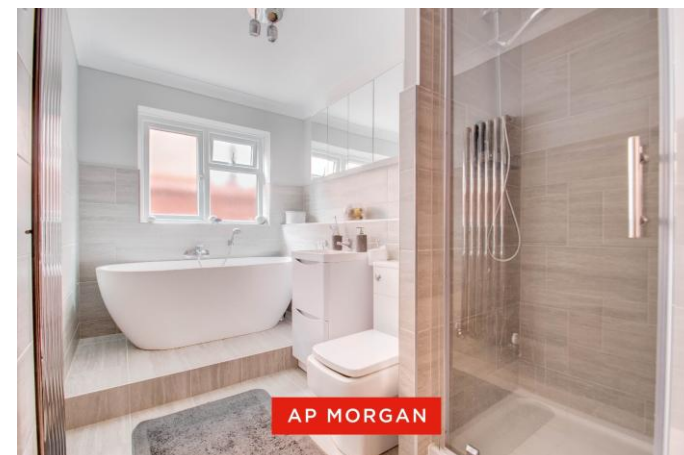
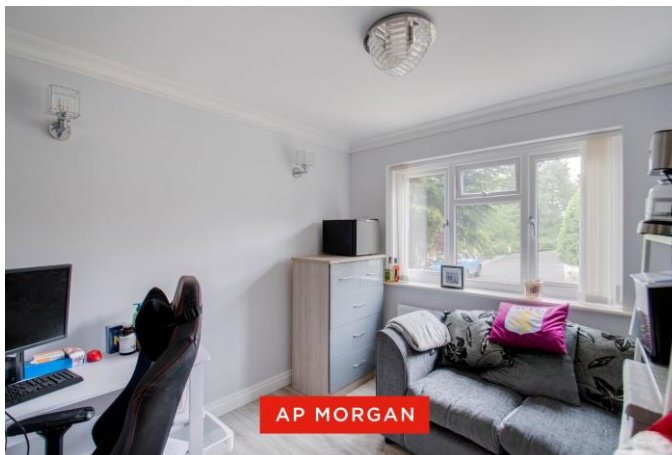
Conservatory 11'11" x 3.84 (3.63m x 3.84)

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

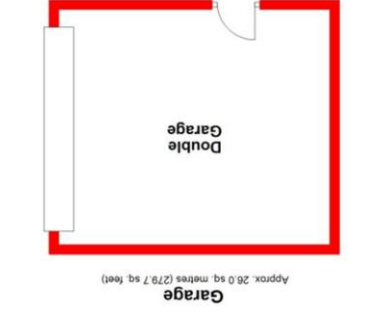
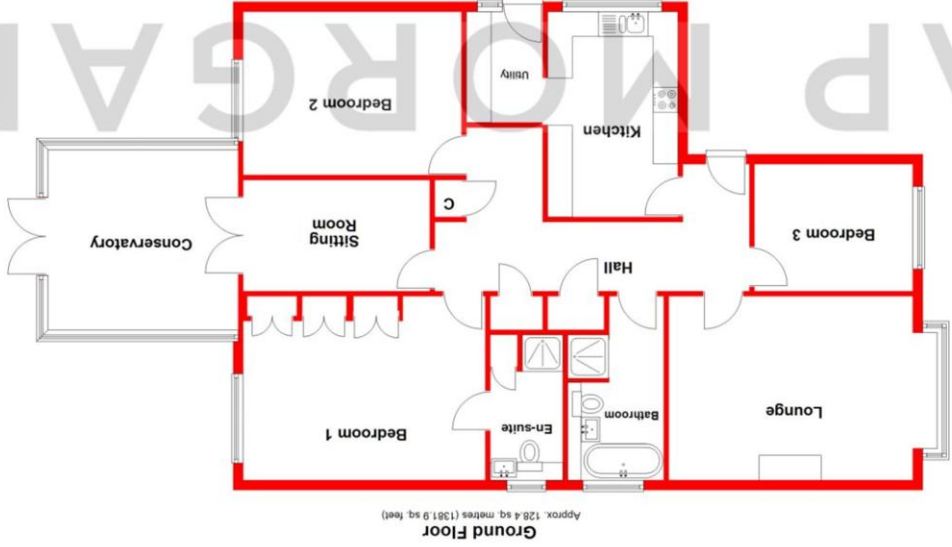
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



Total area: approx. 154.4 sq. metres (1661.6 sq. feet)

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Plan produced using Planlup.

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