

AP MORGAN



Pitchcombe Close, Redditch, Worcestershire
Offers in the region of £425,000

Features:

- Well-presented detached family home
- Four spacious double bedrooms
- Generous sized lounge
- Well-equipped kitchen/diner
- Family bathroom, en-suite and downstairs WC
- Great rear garden
- Driveway and single garage
- Sought-after location

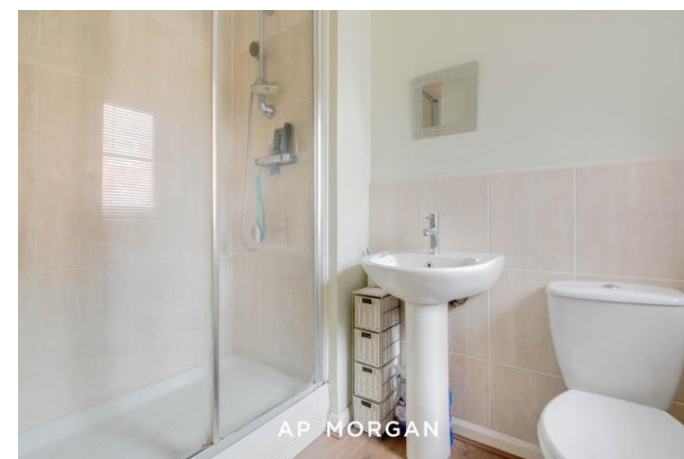
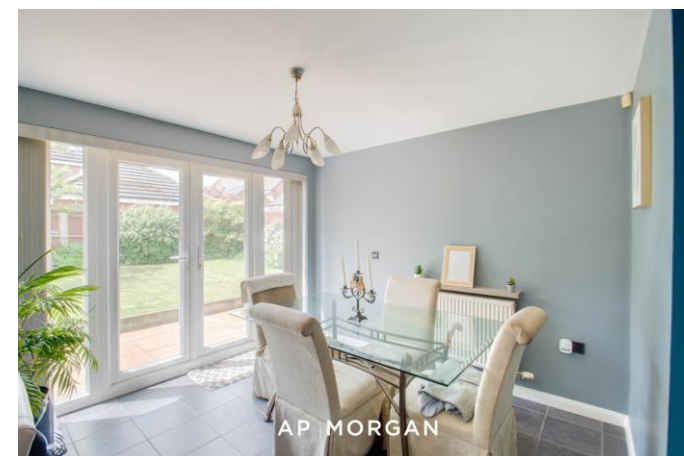
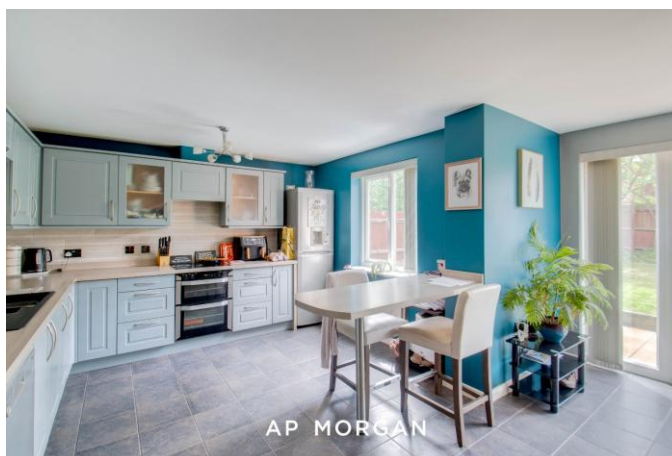
Description:

Welcoming you to this well-presented detached family home offering four spacious double bedrooms, a generous lounge, a well-fitted kitchen/diner, a family bathroom, en-suite, downstairs WC, and the added benefits of a multi-car driveway and single garage, situated in Lodge Park, Redditch.

On arrival, the property is situated in a quiet cul-de-sac at the end of the close, offering a driveway at the front suitable for multiple vehicles, with access to the single garage on the right and the entrance to the side.

Upon entry, the ground floor leads into a spacious entrance hall with space for coat and shoe storage, stairs rising to the first floor, and a WC fitted with a toilet and wash basin. To the left is the lounge, a generous space for comfort and entertainment, featuring a large bay window overlooking the front and allowing plenty of natural light to flow through. Straight ahead from the hall is the kitchen/diner, with the kitchen fitted with ample storage and worktop space, an integrated oven with electric hob and extractor hood, space for freestanding appliances, and a breakfast bar for additional dining. The dining area to the right offers an excellent space for a family dining table, with French doors opening onto the rear garden. The kitchen also leads into the utility room, which provides additional storage and worktop space, room for utility appliances, and a door opening into the garage, ideal for additional parking or storage.

On the first floor, the generous landing leads into the master bedroom, a spacious double equipped with an en-suite comprising a toilet, wash basin, and shower cubicle. Bedrooms two, three, and four are also all doubles, each fitted with a built-in wardrobe, making excellent use of space. The family bathroom is also situated on the first floor and is fitted with a toilet, wash basin, shower cubicle, and bathtub.



The rear garden opens onto a patio, providing a great space for outdoor furniture and dining, with a decked area to the side ideal for additional seating and entertaining. A gate to the side allows access to the front driveway. The remainder of the garden is laid to lawn and bordered by mature shrubs and trees.

Well placed in Lodge Park, the property is ideally located for local shops, a choice of schools, and bus routes. Redditch Town Centre is a short drive away, boasting an assortment of amenities such as shops and restaurants, along with bus and train stations. The property also offers convenient access to the national motorway network, including the M5 and M42.

Details:

Entrance Hall

WC

Lounge 15'3" x 12'5" (4.65m x 3.78m) Both Max

Kitchen/Diner 16'5" x 18'11" (5m x 5.77m) Both Max

Utility

Garage 19'4" x 8'9" (5.9m x 2.67m)

Landing

Master Bedroom 12'4" x 12'10" (3.76m x 3.9m)

En-suite 7'4" x 4'10" (2.24m x 1.47m)

Bedroom Two 10'11" x 10'9" (3.33m x 3.28m)

Bedroom Three 10'8" x 3'5" (3.25m x 1.04m)

Bedroom Four 11'9" x 8'10" (3.58m x 2.7m)

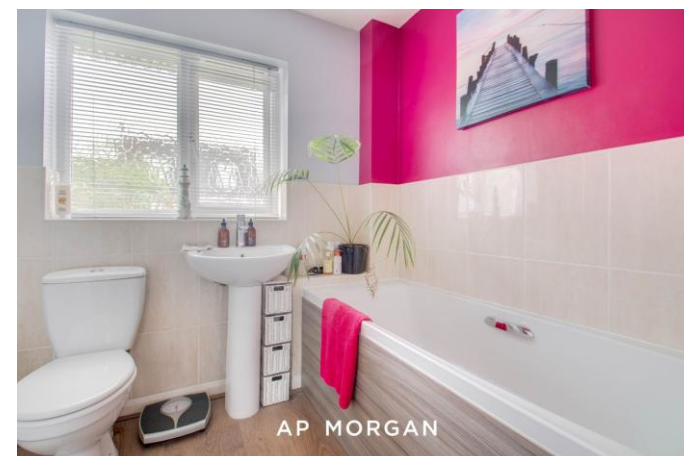
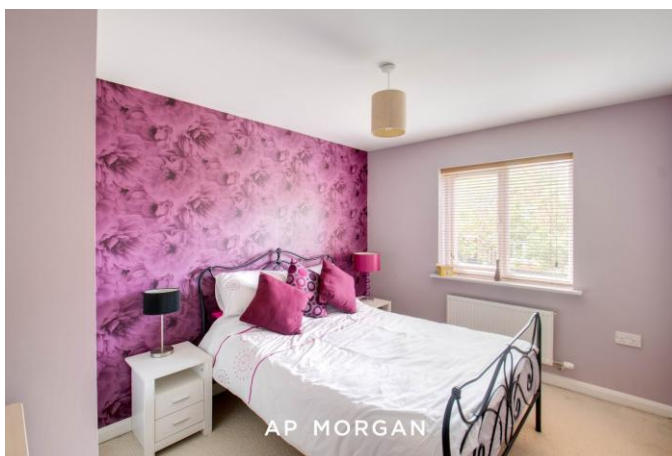
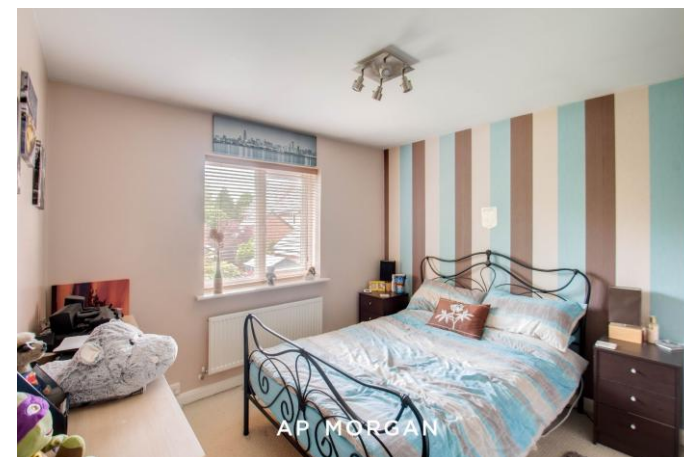
Bathroom 5'9" x 9'8" (1.75m x 2.95m) Both Max

EPC Rating: To be confirmed

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.



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Need a mortgage?

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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.

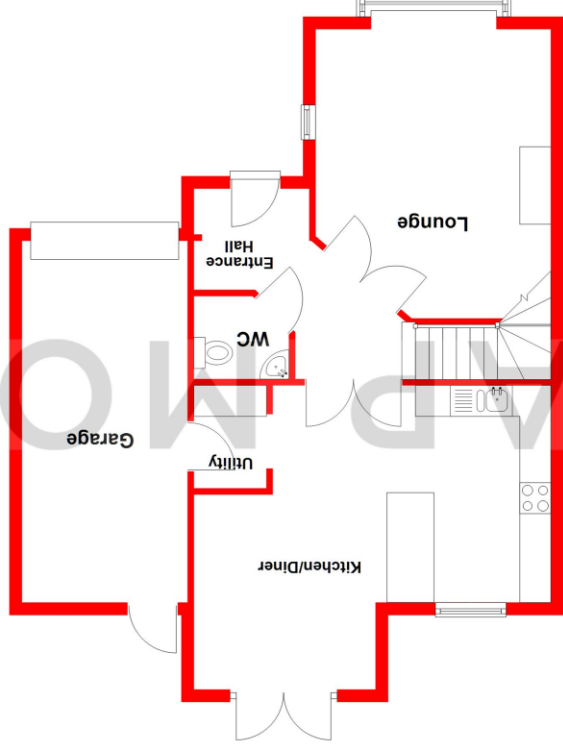
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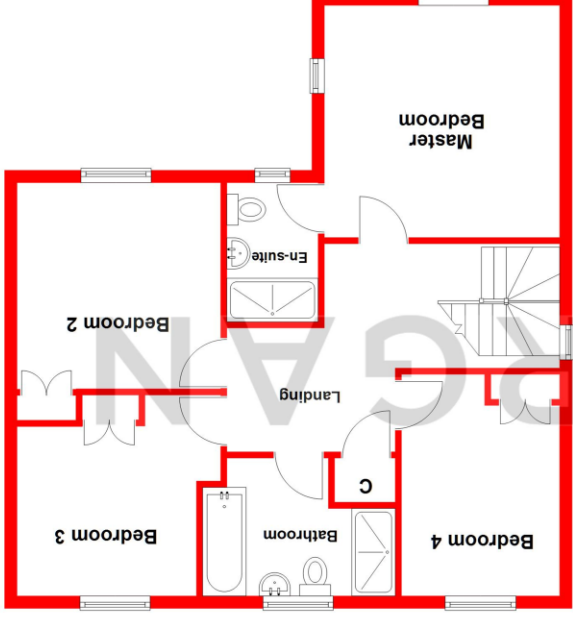
Identity Checks

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Ground Floor
Approx. 70.1 sq. metres (754.3 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.6 sq. feet)



Total area: approx. 140.1 sq. metres (1507.9 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.

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