

**AP MORGAN**



**Rectory Road, Headless Cross, Redditch**  
Offers in the region of £325,000

**Features:**

- Well-presented semi-detached property
- Three spacious bedrooms
- Great lounge space
- Generously sized and well-fitted kitchen/diner
- Ample storage throughout
- Great rear garden
- Multi-car driveway
- Sought-after location

**Description:**

Welcome to this well-presented semi-detached family home, offering three spacious bedrooms, a generous lounge, a well-equipped kitchen/diner, a superb rear garden, a handy utility area, workshop and storage spaces, and the benefit of a multi-car driveway, all situated in the sought-after area of Headless Cross, Redditch.

On arrival, the property presents a driveway to the front suitable for one to two cars, with a path leading to the entrance and a gravelled section to the side bordered by hedges.

Upon entering, the ground floor welcomes you into the entrance hall, featuring stairs rising to the first floor with useful storage space underneath, and access to all downstairs rooms. To the right is the generous lounge, offering a comfortable living space with a large bay window allowing plenty of natural light to flow through. At the end of the hall, also to the right, is the well-fitted kitchen/diner, equipped with ample storage and worktop space, an integrated fridge, a freestanding oven with a five-burner gas hob, and an integrated dishwasher within the central kitchen island, which also incorporates the sink and provides additional dining space. Leading on from the kitchen is the dining area, offering ample room for a family dining table and featuring French doors opening onto the rear garden.

The first floor leads from the landing into bedroom one, a generous double room with two fitted wardrobes providing excellent storage and space-saving benefits. Bedroom two is another spacious double with a fitted wardrobe, while the third bedroom is a single room, also ideal for use as an office, nursery, or dressing room. The bathroom is also located on the first floor and comprises a toilet, wash basin, and bathtub with an overhead shower, along with an airing cupboard in the corner.

The rear garden opens onto a spacious patio area, ideal for outdoor furniture, dining, and entertaining, with a door leading into the workshop space as well as access to additional outdoor storage. The patio extends onto the lawn, with a gravelled path to the left leading to the end of the garden, where there is a shed providing useful garden storage. The garden is bordered by bushes and trees to the rear, creating a pleasant and private setting.



Situated in Headless Cross, the property is close to a variety of local amenities, including shops and restaurants, and is within walking distance of Morton Stanley Park, countryside walks, and well-regarded schools including Walkwood Middle School and Saint Augustine's High School. It is also conveniently positioned for access to local bus routes, the train station, and the national motorway network, including the M5 and M42.

**Details:**

**Entrance Hall**

**Lounge** 11'7" x 11'4" (3.53m x 3.45m)

**Kitchen/Diner** 24'3" x 11'4" (7.4m x 3.45m)

**Utility** 8'6" x 6' (2.6m x 1.83m)

**Workshop** 13'4" x 7'3" (4.06m x 2.2m)

**Storage** 9'7" x 7'3" (2.92m x 2.2m)

**Toilet**

**Landing**

**Bedroom One** 13' x 10'4" (3.96m x 3.15m)

**Bedroom Two** 11'7" x 10'4" (3.53m x 3.15m)

**Bedroom Three** 7'9" x 7'1" (2.36m x 2.16m)

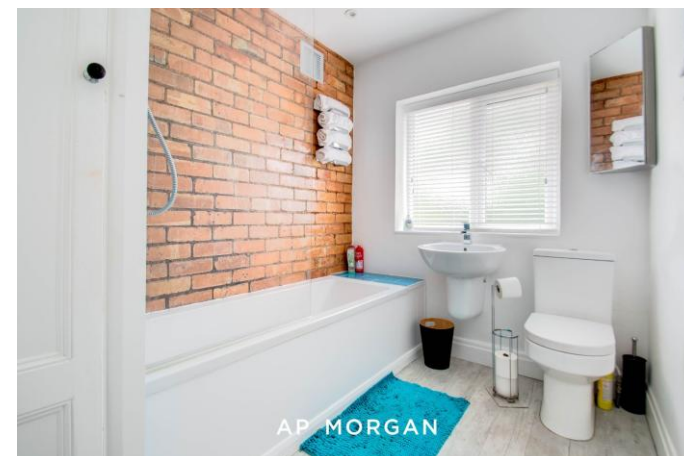
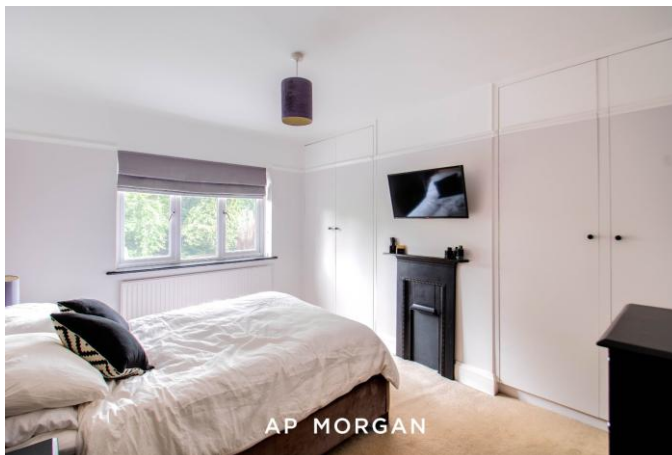
**Bathroom** 8'7" x 6'5" (2.62m x 1.96m)

**EPC Rating:** D

**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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### Need a mortgage?

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### Property to sell?

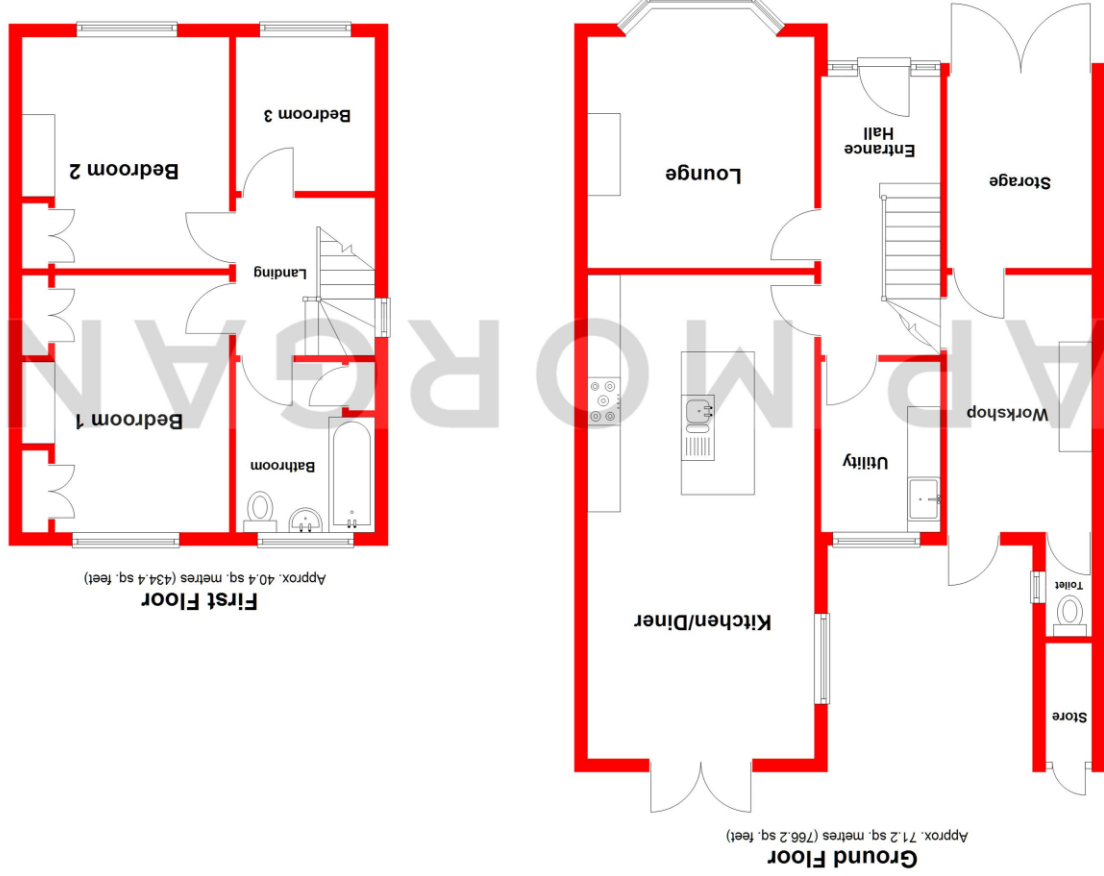
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