

AP MORGAN



Rookery Close, Redditch, Worcestershire
Guide Price £230,000

Features:

- Beautifully presented semi-detached house
- Two double bedrooms
- Attractive lounge with media wall & conservatory
- Stylish, well-fitted kitchen/diner
- Modern shower room & ground floor WC
- Private aspect low maintenance rear garden
- Communal on-street parking
- Well-regarded cul-de-sac location

Description:

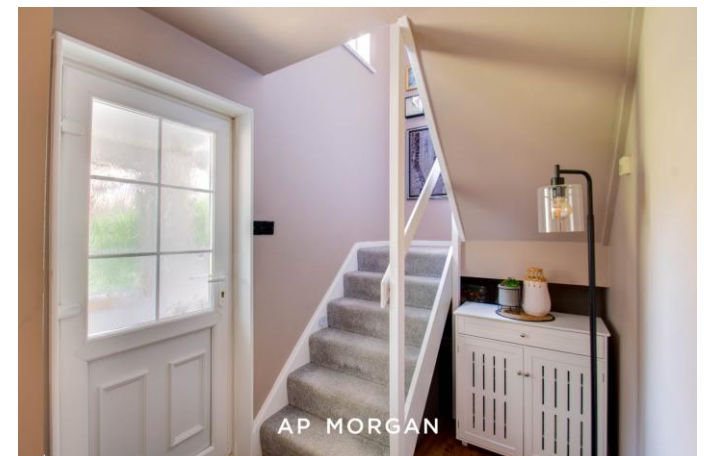
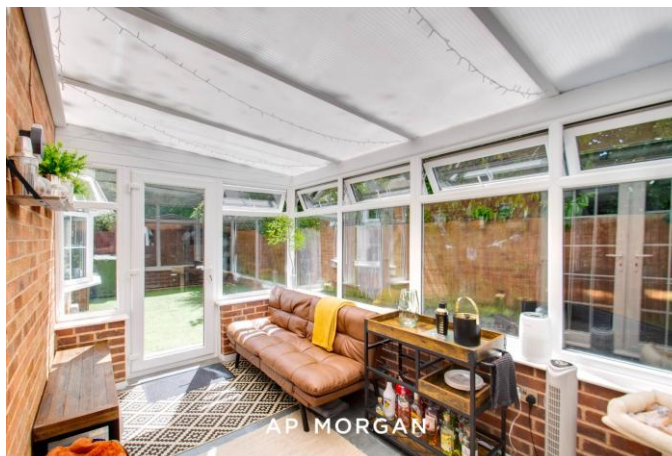
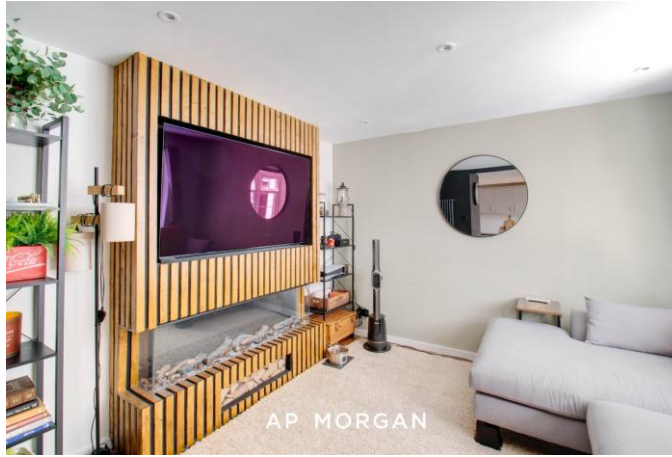
Welcoming you to this beautifully presented, two double bedroom, semi-detached home, situated within a desirable cul-de-sac location of Headless Cross, Redditch.

The property is approached via a pathway and overlooks an attractive front communal green space. In addition there is ample communal off road parking is located to the front of the property.

Once inside the welcoming interior briefly comprises: A large entrance hallway with generous under stairs store space, and access to a ground floor W/C; impressive re-fitted kitchen/diner which enjoys a range of sleek fitted wall and base units, integrated oven, with gas hob over. The kitchen/dining space then opens through into a cosy lounge which is fitted with a stylish entertainment wall having space for wall mounted TV with hidden cable management, and a contemporary remote operated electric fire below. To complete the ground floor is a generously sized conservatory which looks out over the rear garden, a great space for relaxation.

Rising upstairs the first floor landing has doors off to: Two double bedrooms, with bedroom one having built in mirrored wardrobes; modern family shower room, and a large store cupboard with fitted electrics.

Moving outside the property enjoys a low maintenance and private rear garden, having been recently laid with an artificial lawn, paved patio seating area, secure side access gate and a timber shed store.



Well situated in the popular Headless Cross district, Redditch town centre is a short ride away boasting an assortment of amenities such as shops and restaurants. The property is also within walking distance of a local doctors, Morton Stanley Park and is conveniently placed to access local bus routes, the local train station and main motorway networks (M5 & M42)

Details:

Entrance Hall

Kitchen/Diner 18'1" x 12'3" (5.5m x 3.73m) Both Max

Lounge 11'6" x 14' (3.5m x 4.27m)

Conservatory 7'7" x 12'4" (2.3m x 3.76m)

WC

Landing

Bedroom One 11'7" x 13'7" (3.53m x 4.14m)

Bedroom Two 11'6" x 9'10" (3.5m x 3m)

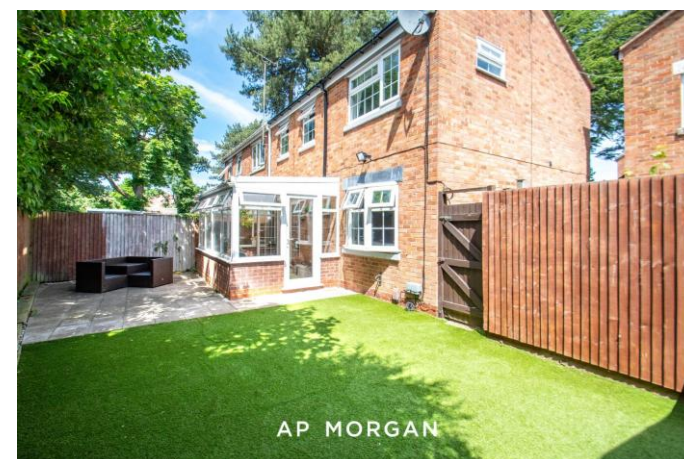
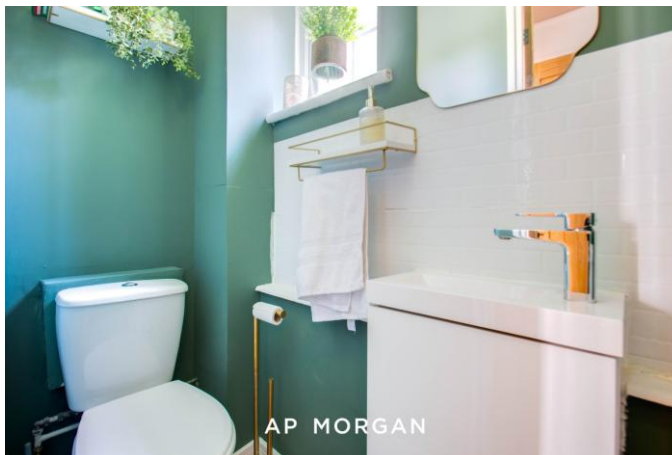
Bathroom 5'9" x 6'7" (1.75m x 2m)

EPC Rating: C

Council Tax Band: B (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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Property to sell?

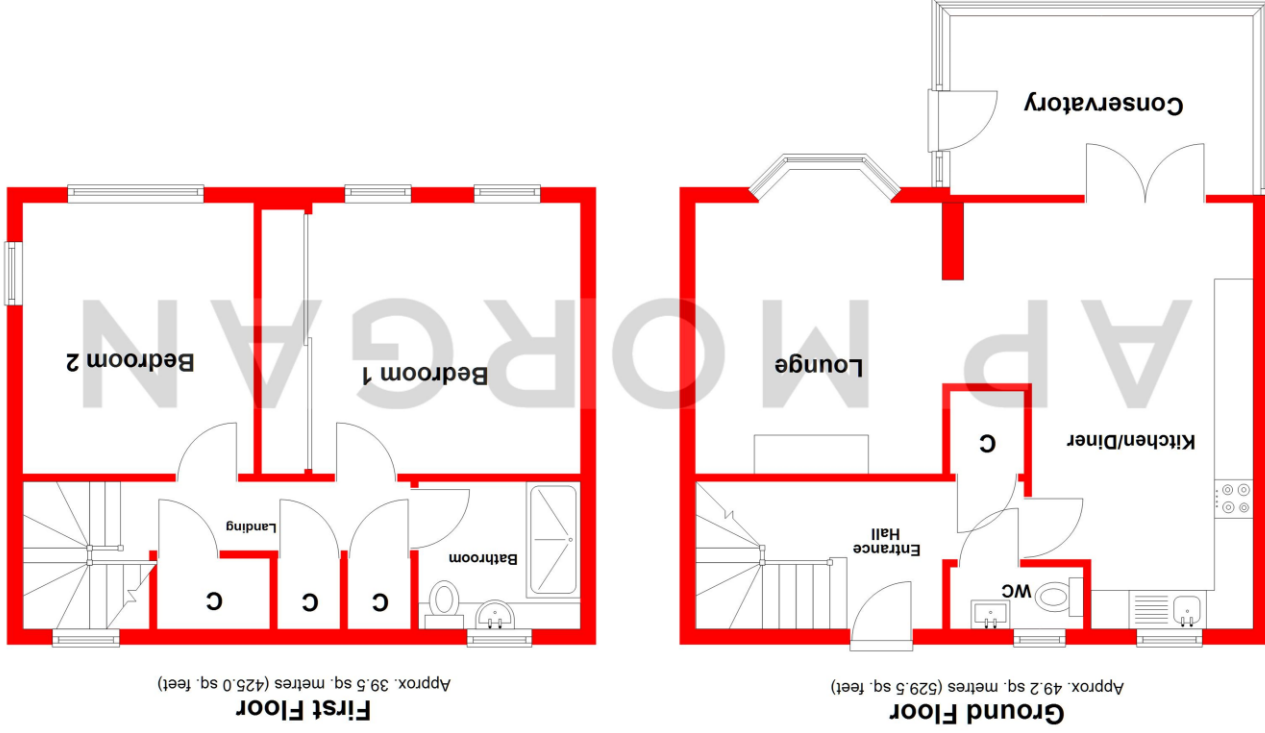
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 88.7 sq. metres (954.5 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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