

AP MORGAN



St. Andrews Road, Upper Bentley, Redditch
Offers Over £460,000

Features:

- Beautifully presented detached family home
- Four spacious double bedrooms
- Generous lounge space
- Fantastic open-plan kitchen/diner
- Great south facing rear garden
- Family bathroom, en-suite and downstairs WC
- Multi-car driveway and single garage
- Highly sought-after location

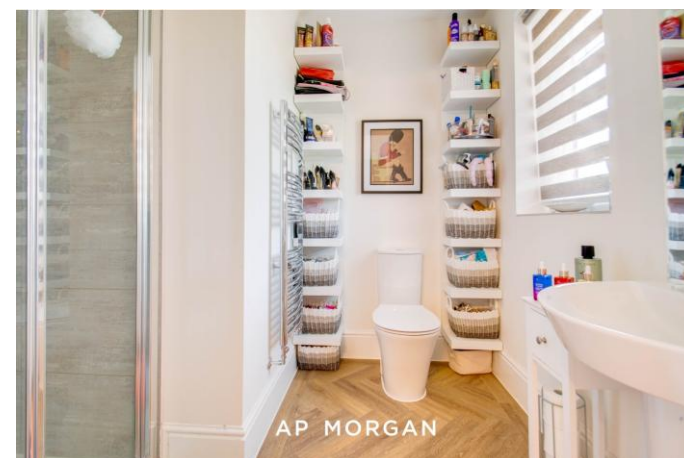
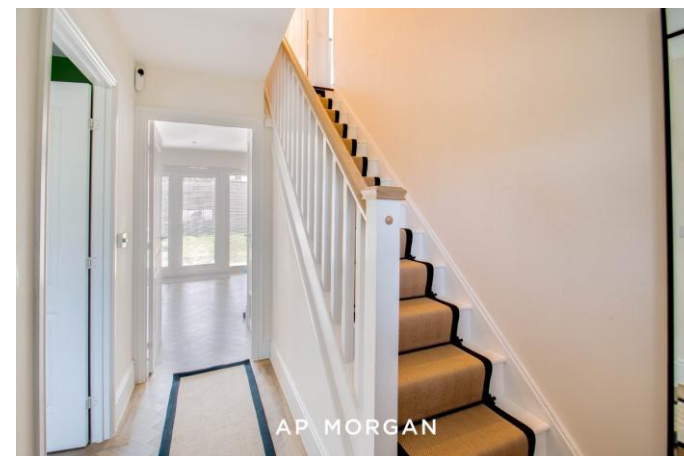
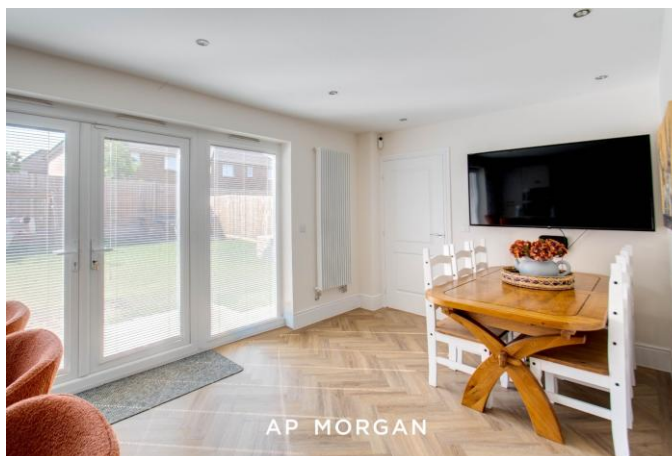
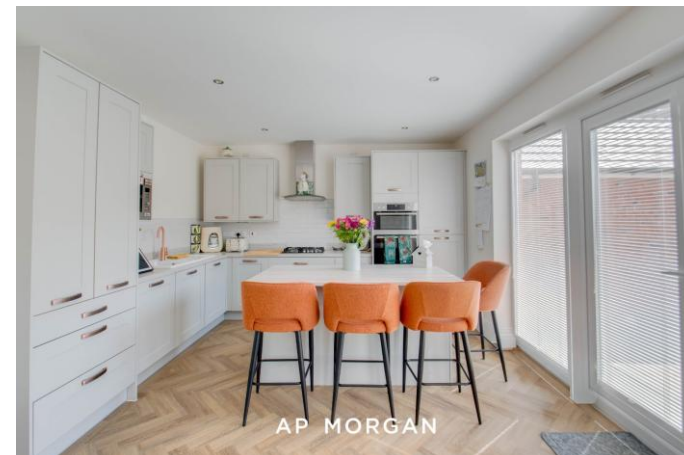
Description:

Welcoming you to this beautifully presented detached family home, offering four spacious double bedrooms, a generous lounge, a well-equipped open-plan kitchen/diner, a fantastic rear garden, Karndean and Herringbone flooring throughout, and the added benefits of ample parking on the driveway and a single garage, situated in the highly sought-after area of Upper Bentley, Redditch.

On arrival, the property presents a large driveway at the front, suitable for multiple vehicles, with a lawn and gravel area to the side, access to the single garage on the right, and a gate down the side of the property allowing access to the rear garden.

Upon entering, the ground floor welcomes you into the entrance hall, comprising stairs rising to the first floor. To the left is the generously sized lounge, offering a great space for comfort and family entertainment, with a bay window allowing plenty of natural light to flow through. At the end of the hall, you are led into the well-fitted open-plan kitchen/diner, providing an excellent space for a family dining table. The fitted kitchen comprises ample storage and worktop space, integrated dual ovens, a microwave, dishwasher, fridge, drinks fridge, and an island, perfect for additional meal preparation and dining, as well as French doors opening onto the rear garden. The kitchen/diner also leads into a storage area beneath the stairs, with access to the garage, ideal for additional parking or storage. There is also a separate door leading to the utility room, fitted with additional worktops and storage space, room for freestanding utility appliances, and a WC fitted with a toilet and wash basin.

The first floor leads from the landing into the master bedroom, a generously sized double room with ample space for storage with fitted wardrobes and another attractive bay window. It is equipped with its own en-suite, fitted with a toilet, wash basin, and shower cubicle. Bedrooms two, three, and four are all further double bedrooms, each offering ample space for storage units. The family bathroom is also situated on the first floor and comprises a toilet, wash basin, and bathtub with an overhead shower.



The south facing rear garden initially opens onto a patio area, providing a great space for outdoor furniture and dining, while the remainder of the garden is laid to lawn, with a gate to the side offering access to the front driveway.

This location offers a quiet, community-focused lifestyle with the convenience of nearby amenities. Just a short walk away, residents can enjoy the local pub, post office, and independent shops. Families benefit from a selection of well-regarded local schools, while the nearby town of Redditch provides a wider range of shopping, dining, and leisure options. The area also boasts excellent transport links, with easy access to the M42 and M5 motorways, and nearby rail and bus routes offering straightforward connections to Birmingham and beyond.

Details:

Entrance Hall

Lounge 15'7" x 10'8" (4.75m x 3.25m)

Kitchen/Diner 13'5" x 21'7" (4.1m x 6.58m)

Utility 6'7" x 5'10" (2m x 1.78m)

WC

Garage 19'2" x 9'10" (5.84m x 3m)

Landing

Master Bedroom 13'6" x 10'9" (4.11m x 3.28m) Both Max

En-suite

Bedroom Two 13'3" x 9'11" (4.04m x 3.02m) Both Max

Bedroom Three 11'10" x 10'9" (3.6m x 3.28m) Both Max

Bedroom Four 10'8" x 9'9" (3.25m x 2.97m) Both Max

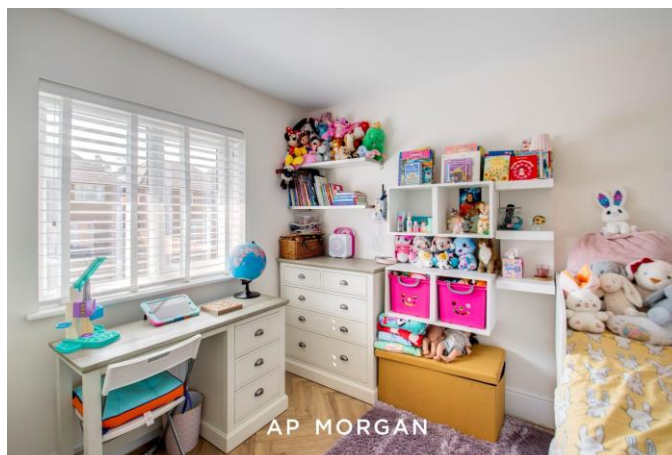
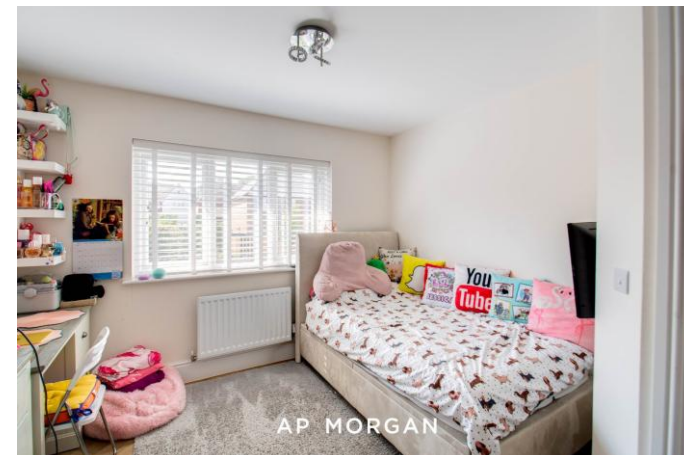
Bathroom 8'7" x 6'8" (2.62m x 2.03m) Both Max

EPC Rating: B

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?

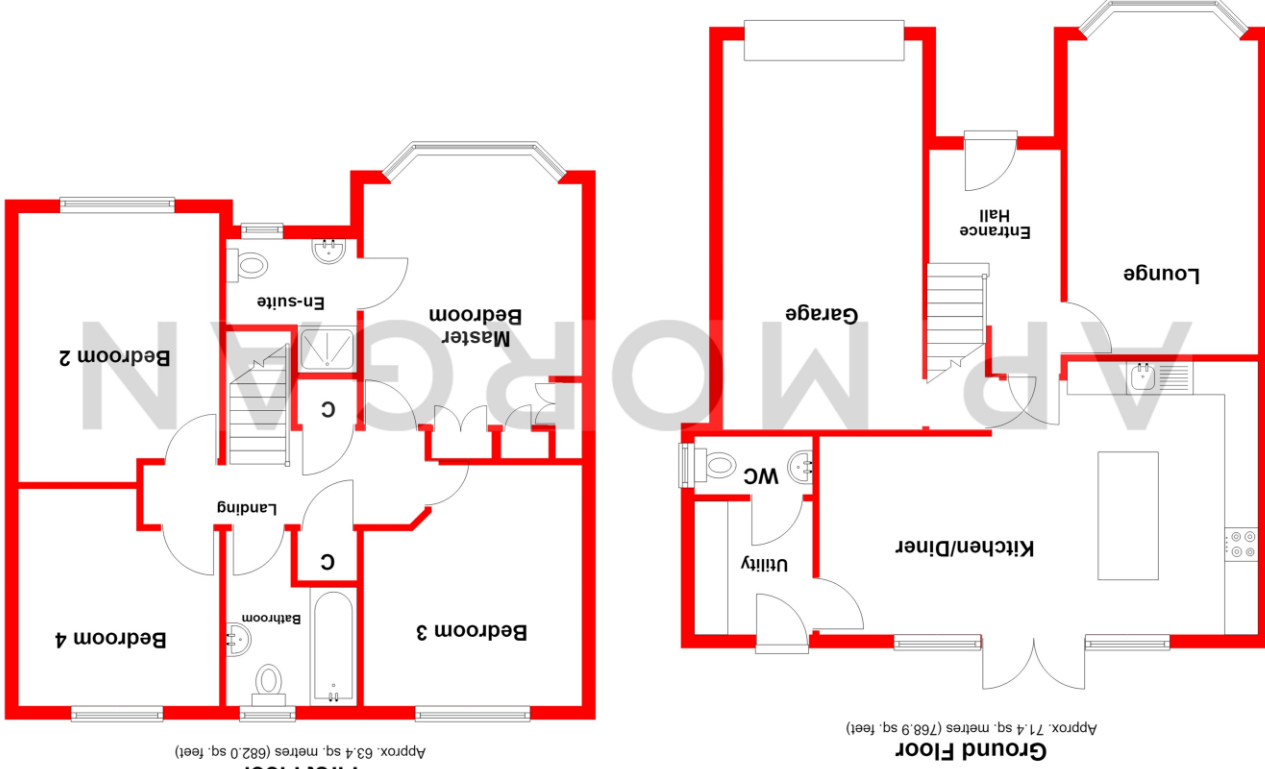
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 134.8 sq. metres (1450.9 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.