

**AP MORGAN**



**Malvern Road, Headless Cross, Redditch**  
Offers in excess of £350,000

### Features:

- Stunning semi-detached family home
- Three great sized bedrooms
- Generous lounge space
- Beautiful, well-equipped kitchen/diner
- Spacious utility with WC and integral garage access
- Fantastic rear garden
- Multi-car driveway
- Highly sought-after location

### Description:

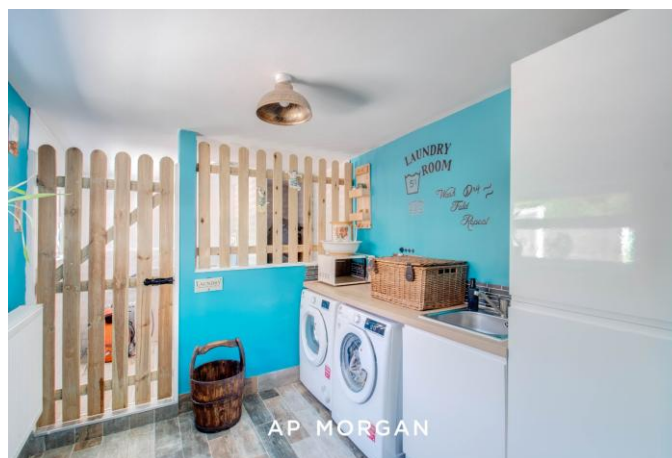
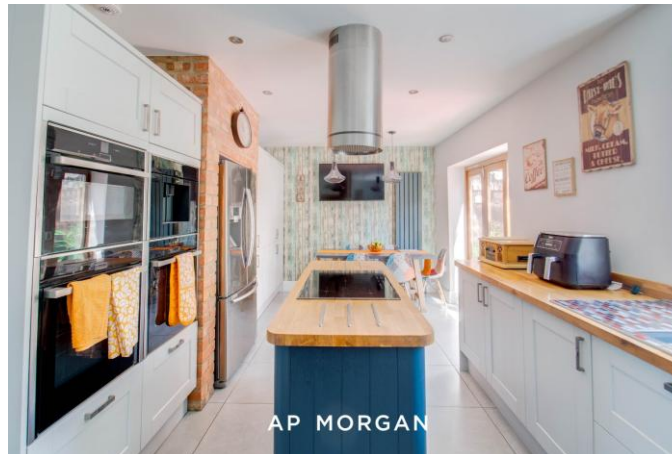
Welcoming you to this beautifully presented semi-detached family home, offering three generously sized bedrooms, a spacious lounge, a well-equipped kitchen/diner, a fantastic landscaped rear garden, a multi-car driveway, and a garage ideal for storage. The property is situated in the highly sought-after area of Headless Cross, Redditch.

Upon arrival, the property benefits from a multi-car driveway to the front, with access to the garage on the right, providing useful storage space. Two steps lead up to the central entrance.

The ground floor opens into an entrance hall, comprising stairs rising to the first floor and access to the lounge on the left. This room provides an excellent space for relaxation and family entertainment, featuring a beautiful bay window overlooking the front aspect. At the end of the hall is the kitchen/diner, which is equipped with ample storage and worktop space, a kitchen island with an induction hob, extractor hood, and integrated bin storage, as well as an integrated fridge/freezer, triple oven, coffee machine, and dishwasher. The dining area offers ample space for a dining table and benefits from bi-fold doors opening onto the rear garden.

The kitchen/diner also leads to an inner hallway, providing access to the integral garage, an understairs storage cupboard, and a spacious utility room fitted with additional storage and worktop space, along with room for freestanding appliances. The utility room also provides access to the rear garden and a WC fitted with a toilet and wash basin.

The first floor comprises a landing leading to bedroom one, a generous double bedroom with space for storage furniture; bedroom two, a further double bedroom; and bedroom three, a single bedroom that would also make an ideal nursery or home office. The family bathroom is fitted with a toilet, wash basin, shower cubicle, and bathtub.



The tiered rear garden begins with a spacious patio area, partially covered by a pergola, making it ideal for outdoor seating and dining. Steps lead up to an additional patio area, followed by a generously sized lawn, perfect for children's play and entertainment. At the top of the garden is a decking area featuring a shed, providing excellent garden storage.

Ideally situated within the popular residential area of Headless Cross, the property offers excellent access to local amenities, shops, restaurants, well-regarded schools, and bus routes. Redditch Town Centre is just a short journey away and provides a wider range of amenities, together with the main bus and train stations.

**Details:**

**Entrance Hall**

**Lounge** 10'1" x 14'6" (3.07m x 4.42m)

**Kitchen/Diner** 10'6" x 19'10" (3.2m x 6.05m) Both Max

**Utility Room** 19'8" x 8'4" (6m x 2.54m) Both Max

**WC**

**Garage** 22'6" x 2.15 (6.86m x 2.15) Both Max

**Landing**

**Bedroom One** 10'10" x 11'7" (3.3m x 3.53m)

**Bedroom Two** 9'9" x 10'1" (2.97m x 3.07m)

**Bedroom Three** 7'10" x 9'1" (2.4m x 2.77m)

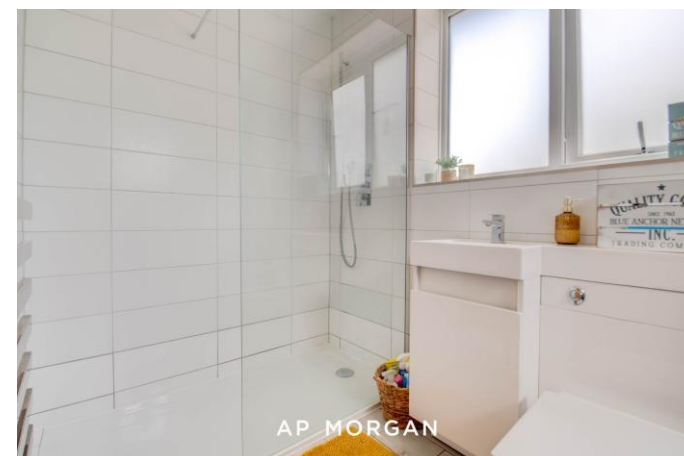
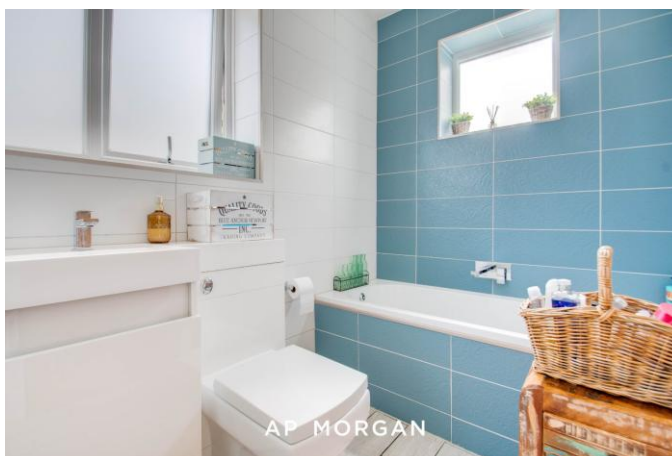
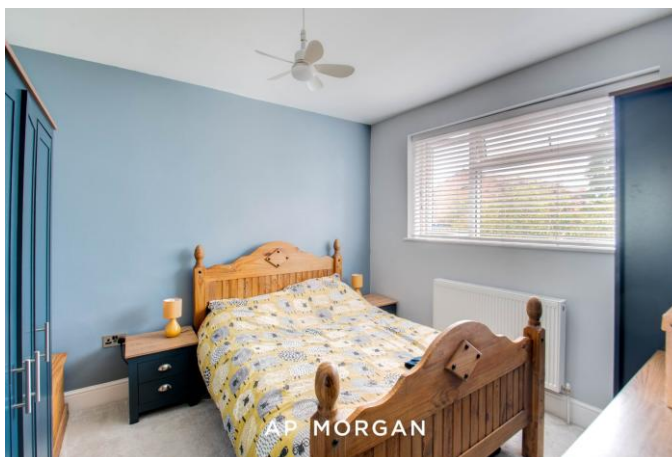
**Bathroom** 5'5" x 10'4" (1.65m x 3.15m)

**EPC Rating:** C

**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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