

AP MORGAN



Shottery Close, Ipsley, Redditch
Offers in excess of £350,000

Features:

- Flexible four/five bedroom accommodation across three floors
- Private gated complex
- Kitchen/diner with integrated appliances and French doors to garden
- Master bedroom with en suite on the top floor
- Generous first floor lounge with Juliette balcony
- Family bathroom plus ground floor WC
- Three parking spaces and a single garage
- Extensive loft space with lighting, further potential subject to consents

Description:

Gated Ipsley position. Three floors, five possible bedrooms. Space that grows as your plans do.

Step inside and the layout starts working for you straight away. The hallway leads through to a ground floor WC before opening into a kitchen/diner that's been well fitted with ample storage, an integrated oven, hob, dishwasher and washing machine. French doors take you straight out into the garden, low maintenance and ready for you to enjoy rather than manage. Back through the hall, the sitting room presents itself, also offering space for a fifth bedroom as the family grows.

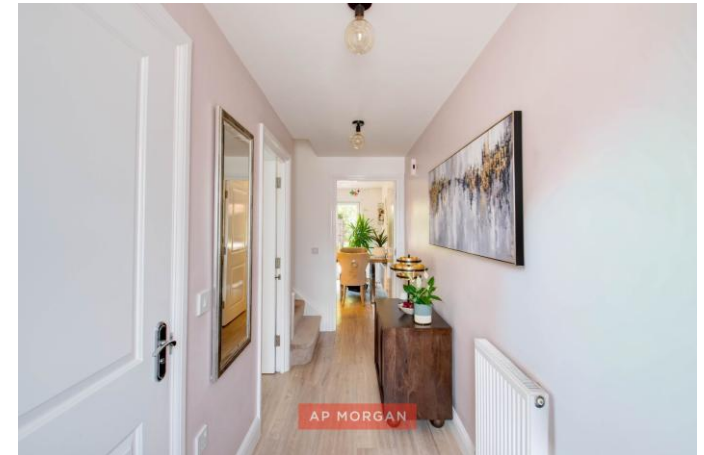
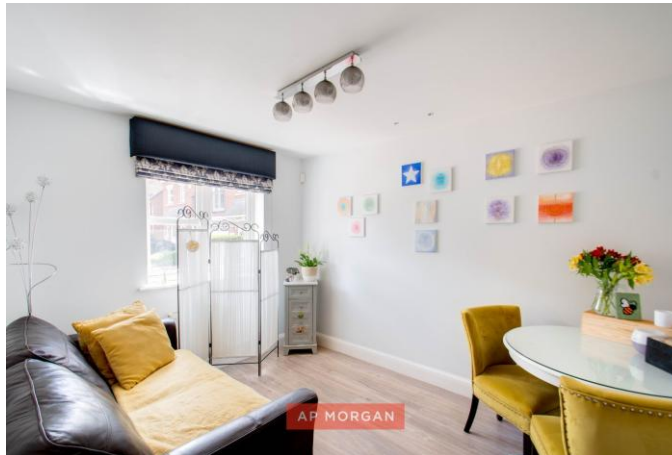
the lounge is a generous space with a Juliette balcony, the kind of room that pulls in light and gives you somewhere to actually sit down.

Upstairs, the first floor offers you the lounge, a generous space with a Juliette balcony, the kind of room that pulls in light and gives you somewhere to relax. This floor also gives you one of the double bedrooms and a family bathroom.

Climb to the top floor and you'll find the master bedroom with its own en-suite and ample fitted storage space, a proper private retreat, as well as a further double bedroom, also housing its own built-in wardrobe and a single bedroom, ideal for use as a nursery or home office space.

There's more, too. The loft is fitted with lighting and offers real scope beyond storage, subject to the usual consents if you wanted to take it further.

Outside, you've got three parking spaces and a single garage, and the property backs directly onto Redditch Arboretum, part of the wider Arrow Valley Country Park. That's woodland walks on your doorstep without leaving the gated complex you come home to.



Ipsley itself puts you close to local shops and amenities, with Ipsley CE RSA Academy, rated "Good" by Ofsted, nearby. Redditch Town Centre is situated near by offering an assortment of shops, restaurants and amenities, with Redditch train station connecting you into Birmingham New Street via the Cross-City Line, giving you an easy run into the city when you need it.

This is a home that keeps something in reserve for whatever comes next.

Details:

Entrance Hall

Sitting Room/Bedroom Five 11'1" x 11'11" (3.38m x 3.63m)

Kitchen/Diner 12'8" x 16'6" (3.86m x 5.03m)

Utility

Landing

Lounge 11'2" x 16'6" (3.4m x 5.03m)

Bedroom Two 8'7" x 10'9" (2.62m x 3.28m)

Bathroom 8'6" x 5'6" (2.6m x 1.68m)

Landing

Master Bedroom 11'9" x 16'6" (3.58m x 5.03m)

En-suite

Bedroom Three 11'2" x 8' (3.4m x 2.44m)

Bedroom Four 7'3" x 8'3" (2.2m x 2.51m)

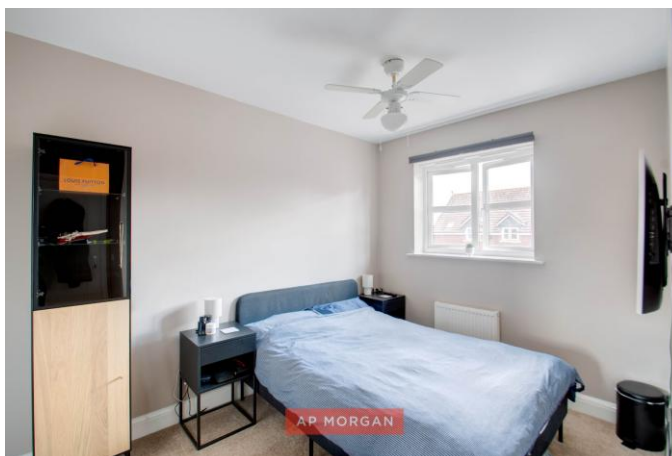
Garage 18'4" x 9'1" (5.6m x 2.77m)

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.



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?

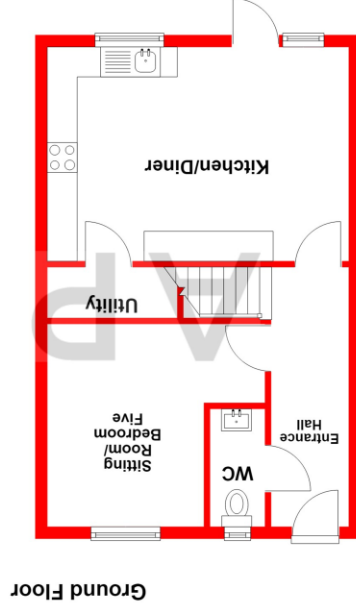
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

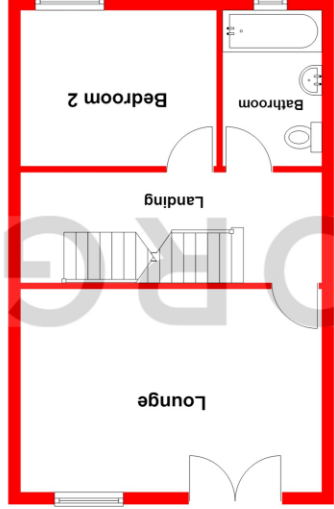
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

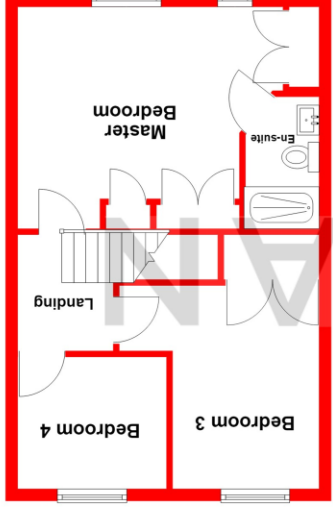
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Ground Floor



First Floor



Second Floor

Total area: approx. 137.2 sq. metres (1477.3 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 Planip.

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