

AP MORGAN



Eathorpe Close, Redditch, Worcestershire
Offers in excess of £220,000

Features:

- No onward chain, ready when you are
- End of terrace with off street residential parking
- Four bedrooms across two floors, including a versatile ground floor room
- Entrance hall with WC and a large storage cupboard
- Kitchen leading into a conservatory with garden access
- Generous lounge with sliding doors and an exposed brick chimney
- Three further doubles upstairs, two with fitted wardrobes, plus bathroom and separate shower room
- Low maintenance rear garden with patio and established borders

Description:

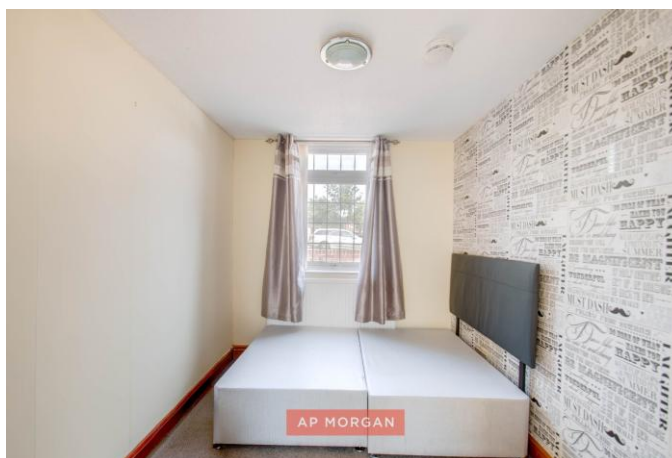
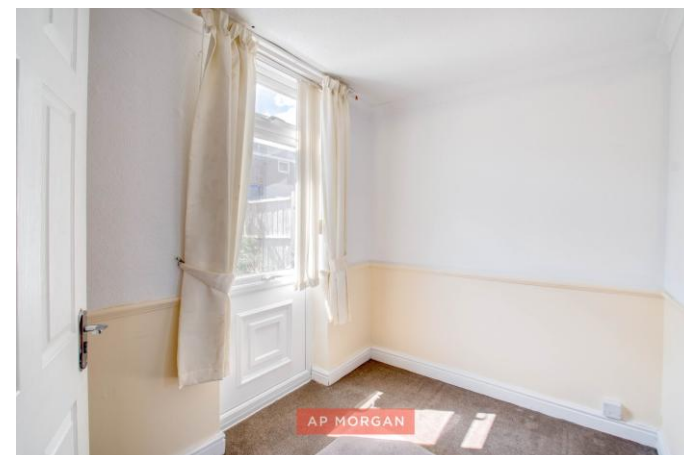
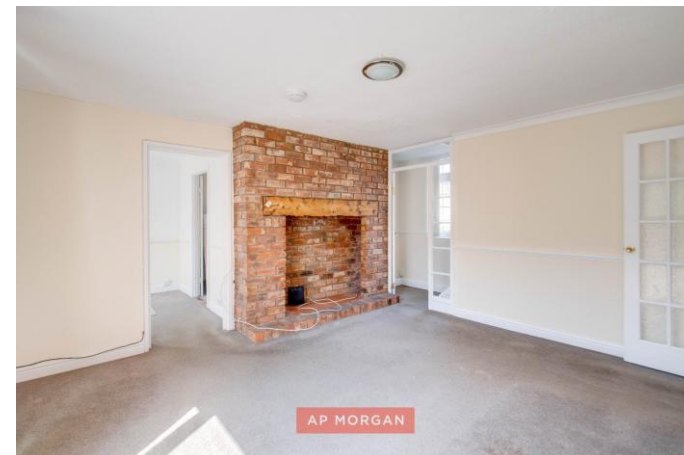
Matchborough West position. Four bedrooms, no chain. A home with plenty of room to grow into.

Step inside and you're greeted by an entrance hall that sets the tone for the rest of the home, with a WC and a large storage cupboard tucked neatly to the sides. To your left, a spacious kitchen gives you room to cook and gather, flowing through into a conservatory with additional storage and doors out to the garden, ideal for those mornings when you want breakfast with a view.

The lounge sits opposite, generously sized and filled with light from sliding doors that open onto the garden. An exposed brick chimney adds a natural focal point, one you could bring back to life with a feature fireplace of your own. From here, a door leads through to the stairs, while another takes you into a versatile porch space, opening into a fourth bedroom, a single that works just as well as a home office, playroom or guest space, giving you the flexibility to shape the ground floor around how you actually live.

Upstairs, the landing includes a useful storage cupboard housing the boiler, alongside three further doubles, two with fitted wardrobes. You're covered for busy mornings too, with a family bathroom and a separate shower room.

Outside, the rear garden is laid mostly to patio, bordered by established bushes and shrubbery, giving you low maintenance outdoor space without the upkeep.



Matchborough West puts you within easy reach of Matchborough Centre, a local shopping parade off Matchborough Way with everyday shops, a post office and amenities close to hand, plus bars, pubs and restaurants nearby. The area is home to Arrow Vale Academy and Matchborough First School, both within the district. For getting further afield, the 57 and 58 buses run through Matchborough Centre, connecting you into Redditch town centre, and Redditch railway station is approximately 1.5 miles away on foot, putting you on the Cross-City Line with direct services toward Birmingham New Street.

Offered with no onward chain, this is a home that gives you the freedom to move forward on your own timeline, with plenty of scope to put your own stamp on it. Get in touch to arrange a viewing.

Details:

Entrance Hall

Kitchen 17' x 9'8" (5.18m x 2.95m)

Conservatory 9'10" x 12'9" (3m x 3.89m)

SLounge 13'9" x 12'10" (4.2m x 3.9m)

Porch 6'6" x 8' (1.98m x 2.44m)

Bedroom Four 10'3" x 8' (3.12m x 2.44m)

Landing

Bedroom One 13'9" x 10'2" (4.2m x 3.1m) Both Max

Bedroom Two 10'7" x 14'6" (3.23m x 4.42m)

Bedroom Three 10'7" x 8'7" (3.23m x 2.62m)

Bathroom 6'1" x 7' (1.85m x 2.13m)

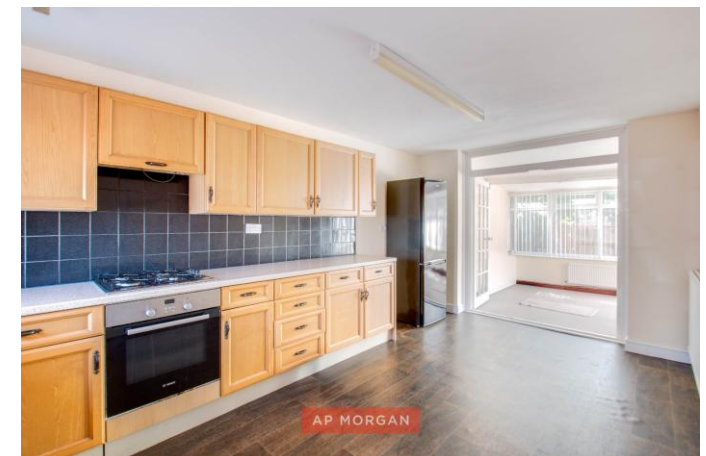
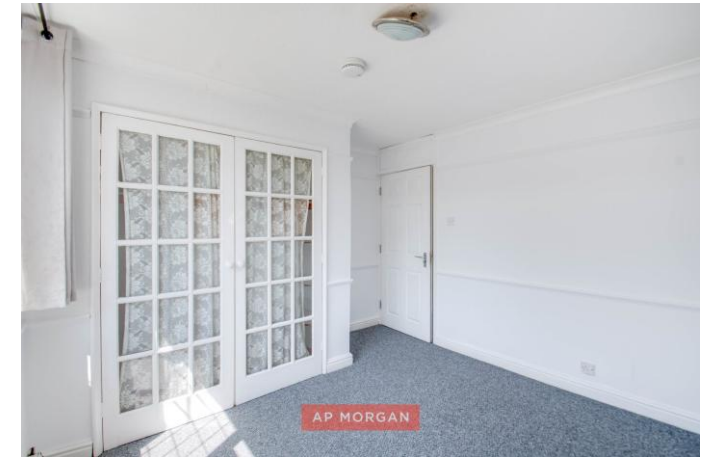
Shower Room 3'1" x 8'8" (0.94m x 2.64m)

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.



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?

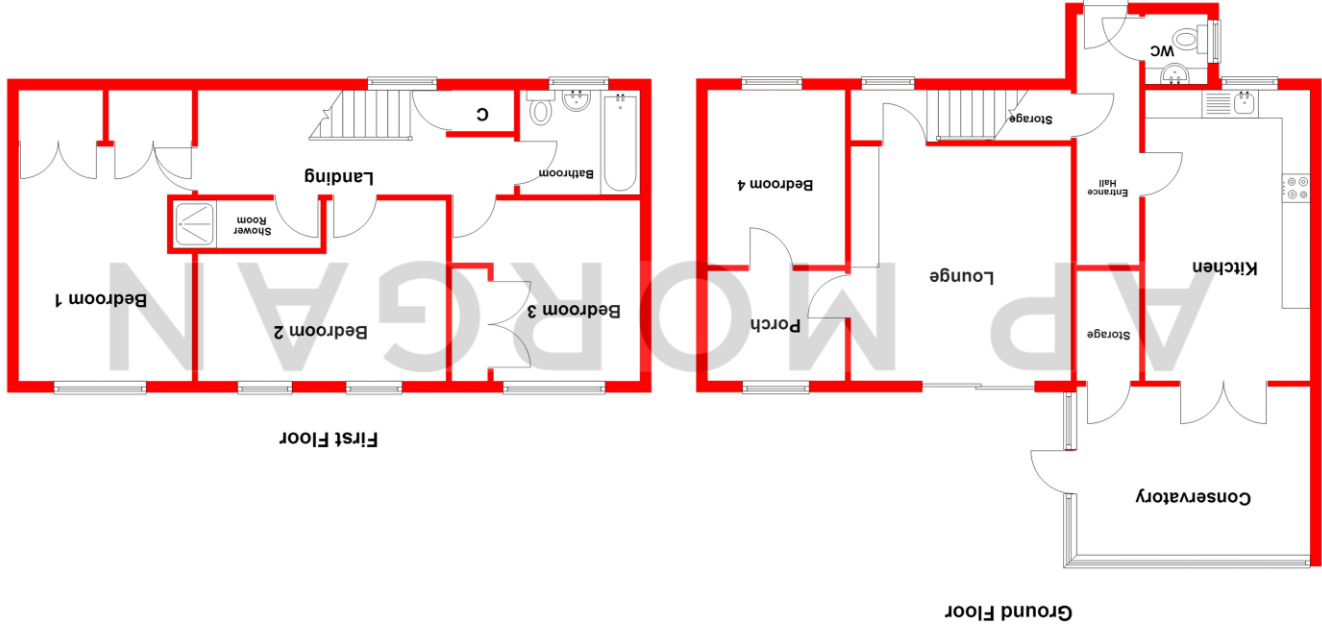
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Total area: approx. 128.1 sq. metres (1379.1 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 PinUp.

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