

AP MORGAN



Dixon Close, Redditch, Worcestershire
Offers Over £375,000

Features:

- End of terrace home arranged over three floors
- Spacious first floor lounge with a modern media wall and electric fireplace
- Bedroom one with en-suite shower room
- Three further bedrooms across the second floor, suited to family, guests or working from home
- Kitchen fitted with ample storage and integrated oven and dishwasher, French doors onto the garden
- Separate ground floor dining room and convenient downstairs WC
- Private rear garden with patio, canopy and decking areas
- Single garage and on-street parking in a sought-after residential setting

Description:

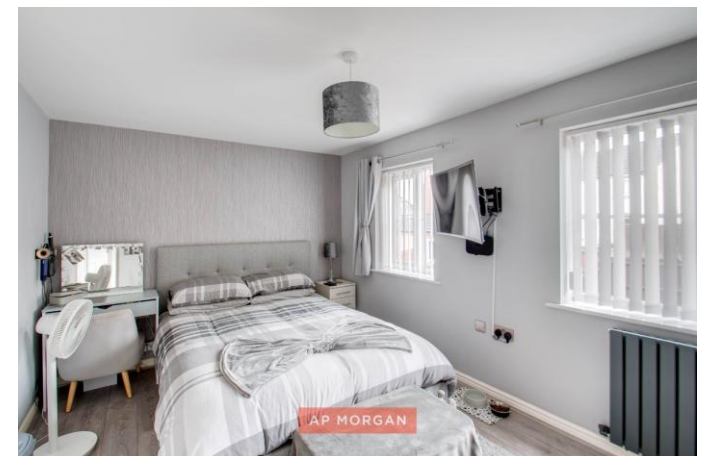
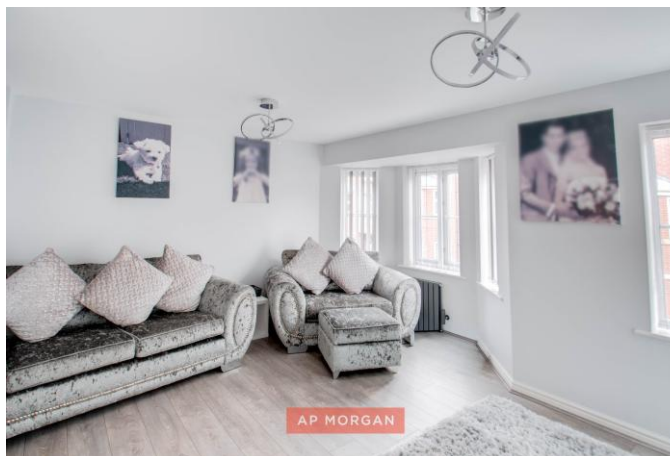
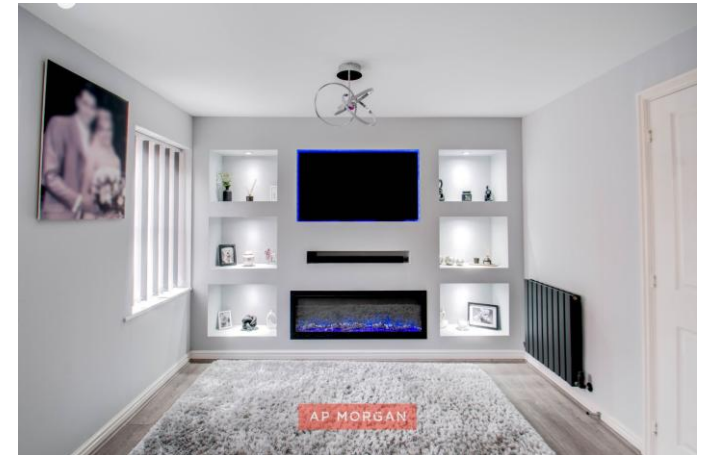
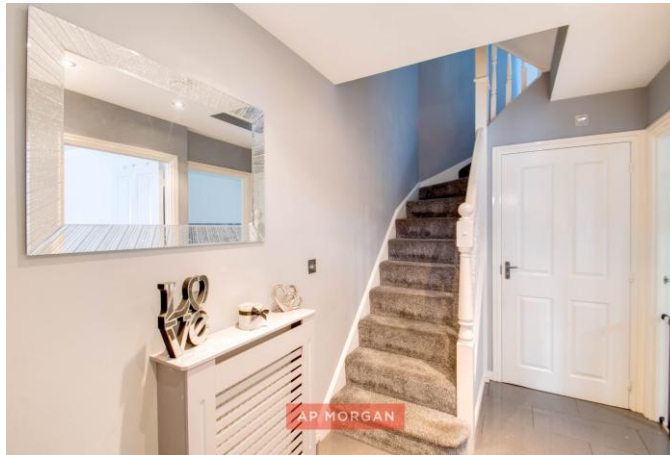
Enfield address. Three floors of family space. A layout that works as hard as you do.

You'll find this end of terrace home in a sought-after residential setting in Enfield, tucked within easy reach of schools, the town centre and the train and bus stations.

Step through the front door into an entrance hall that sets the tone, with stairs rising to the first floor with a WC positioned conveniently underneath. To your right, a dining room gives you a proper space to sit down together, while the hall leads through to the kitchen at the end, fitted with ample storage and worktop space, an integrated oven and dishwasher, and room for your own freestanding appliances. French doors open straight onto the rear garden, so summer meals can spill outside without a second thought.

Head up to the first floor and you'll find a spacious lounge built around a modern media wall and electric fireplace, the kind of room that makes staying in feel like the better option. Bedroom one sits on this floor too, a generous double with its own en-suite shower room.

Climb to the second floor and there's more flexibility on offer. Bedroom two is another spacious double, bedroom three works well as a double or a larger single, and bedroom four gives you a single room that adapts easily to an office, a nursery or a guest space, whatever your household needs right now.



Outside, the rear garden is arranged for how you'll actually use it: a patio with canopy for the days when the weather can't decide, a decking area to the side, and the remainder laid to lawn and bordered by fencing for privacy. A single garage completes the picture, whether that's for the car, storage or a workshop of your own.

Families will find Holyoakes Field First School within half a mile, rated Good by Ofsted with an Outstanding early years provision, alongside Trinity High School and Sixth Form Centre, also rated Good with Outstanding leadership, close to the Kingfisher Shopping Centre in the town centre. Redditch station gives you a direct route onto the Cross-City Line into Birmingham New Street, while the town centre itself brings shops, cafes and everyday amenities within easy reach.

Details:

Entrance Hall

Dining Room 10' x 8'8" (3.05m x 2.64m)

Kitchen 16'9" x 14'11" (5.1m x 4.55m) Both Max

WC

Landing

Lounge 10'11" x 13'11" (3.33m x 4.24m)

Bedroom One 9'2" x 14'11" (2.8m x 4.55m)

En-suite 6'8" x 5'11" (2.03m x 1.8m)

Landing

Bedroom Two 9'8" x 14'11" (2.95m x 4.55m)

Bedroom Three 10'2" x 7'4" (3.1m x 2.24m) Both Max

Bedroom Four 10'2" x 7'3" (3.1m x 2.2m) Both Max

Bathroom 6'9" x 5'7" (2.06m x 1.7m)

EPC Rating: To be confirmed

Council Tax Band: (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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Need a mortgage?

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Property to sell?

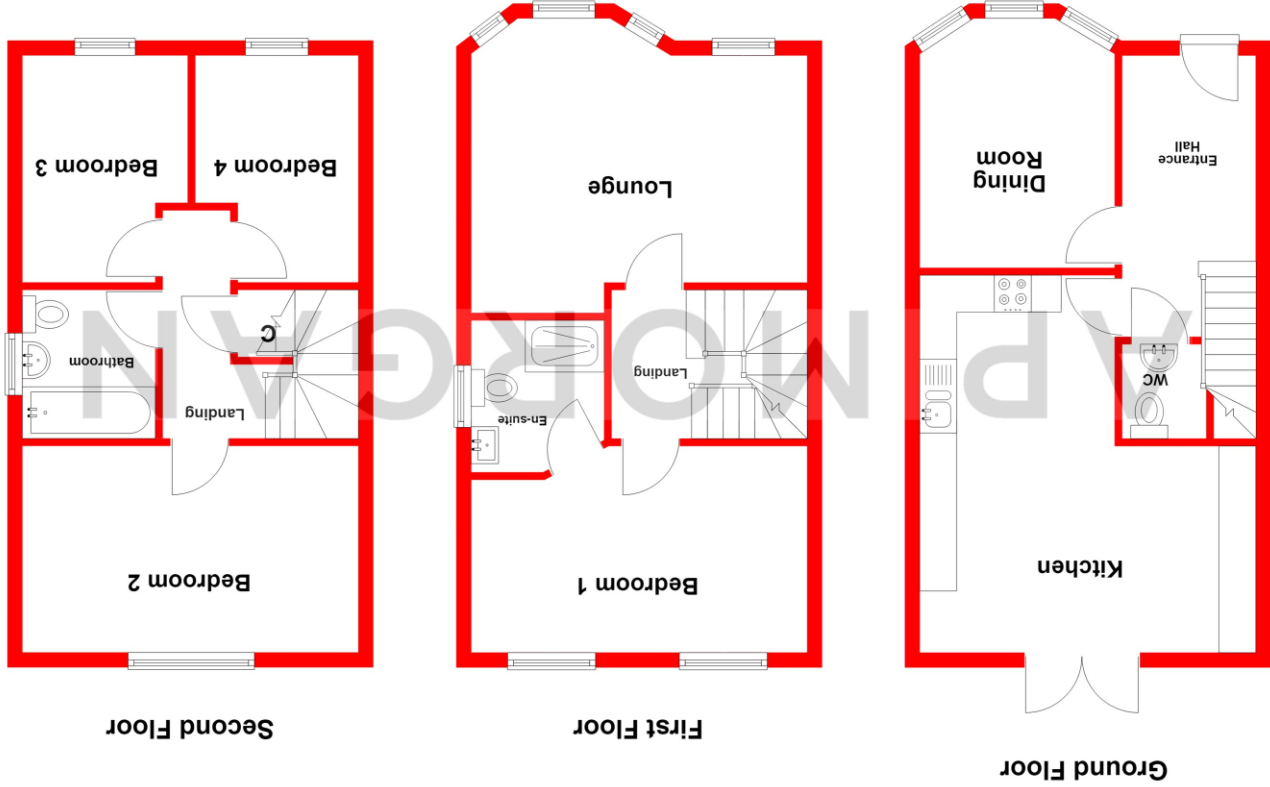
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 112.9 sq. metres (1215.5 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 PlanUp.

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