



AP MORGAN

Grafton Close, Redditch

Offers in the region of £260,000

Features:

- Three double bedrooms
- Family bathroom, plus ground floor WC and cloakroom
- Newly fitted kitchen with integrated hob, oven and fridge freezer
- Italian marble tiling in kitchen and downstairs WC
- Wooden flooring to first floor bedrooms
- Spacious lounge with gas fireplace and large rear-facing windows
- Adjoining dining room with large front window
- Substantial garage, ideal for storage, DIY or hobbies
- Significant loft space which can be converted to a room following the usual approvals.
- Off-street parking for multiple vehicles
- Private rear garden, not overlooked, backing onto woodland
- Woodland walking trails within a five-minute walk
- Close to local hospital and well-regarded schools
- Short drive into Redditch town centre

Description:

Chalet looks. Woodland views. Not your typical Redditch detached.

Tucked away in a quiet corner of Redditch, this three-bedroom detached home is the kind of property that surprises people. It's spacious, it's private, and it's had genuine care poured into it. With a newly fitted kitchen, a substantial garage, off-street parking for multiple cars, and a rear garden that backs onto nothing but woodland, this is a proper family home with room to grow into.

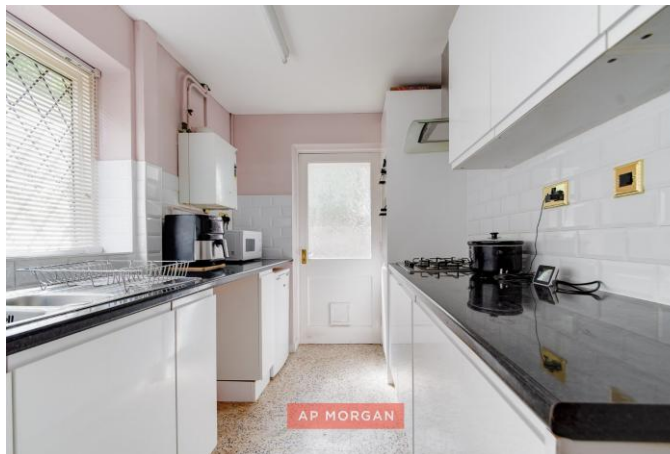
We asked them what made them buy it...

"Honestly, it was the look of the place. It reminded us of a Swiss chalet, and we hadn't seen anything else like it. Once we came round the back, we knew we'd made the right choice, because there's nothing overlooking the garden. It's completely private. And the location just made sense for us, close to the hospital, good schools nearby, and there are walking trails through the woods just five minutes away. We use them all the time."

What about the house itself?

"We put a lot into the kitchen. It's all been newly fitted, with the hob and oven built in and an integrated fridge freezer, so it feels really modern. We used Italian marble tiling in there and in the downstairs toilet, which just lifts the whole space. Upstairs we went for wooden flooring in the bedrooms instead of carpet, which we love. It's a house that's easy to live in, and it just works for us."

Our agents say...



That kitchen really is the standout. Marble tiling, integrated appliances, and thoughtful finishes throughout make it feel a cut above the rest. The lounge is a lovely spot too, with a gas fireplace and big windows that look straight out over the garden, and it flows nicely into the dining room at the front. There's a ground floor WC and cloakroom for everyday practicality, three good-sized double bedrooms upstairs, a family bathroom, and no shortage of storage. Outside, the garage is a real bonus, whether that's for storage, or turning into your own workshop or hobby space, and with off-street parking for multiple vehicles, you'll never be stuck for space. Add in that private, woodland-backed garden and a short drive into Redditch town centre, and you've got a home that ticks an awful lot of boxes. Offers in the region of £260,000. Get in touch and come and see it for yourself.

Details:

Hall

Living Room 15'5" x 10'9" (4.7m x 3.28m)

Dining Room 8'8" x 7'11" (2.64m x 2.41m)

Kitchen 6'9" x 11'5" (2.06m x 3.48m)

Ground Floor WC 2'11" x 3'9" (0.9m x 1.14m)

Garage 14'1" x 8' (4.3m x 2.44m)

Landing

Bedroom One 10'7" x 15'6" (3.23m x 4.72m) Both Max

Bedroom Two 14'5" x 8'8" (4.4m x 2.64m) Both Max

Bedroom Three 9'2" x 10'4" (2.8m x 3.15m) Both Max

Bathroom 8'4" x 5'9" (2.54m x 1.75m)

EPC Rating: E

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.



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?

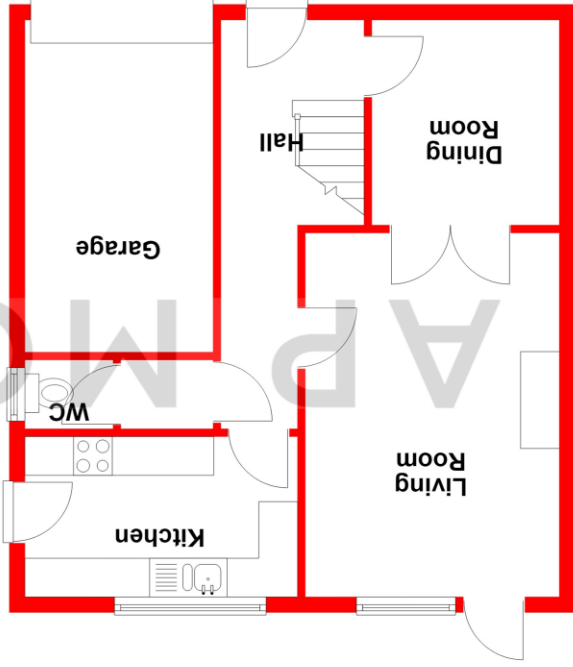
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Identity Checks

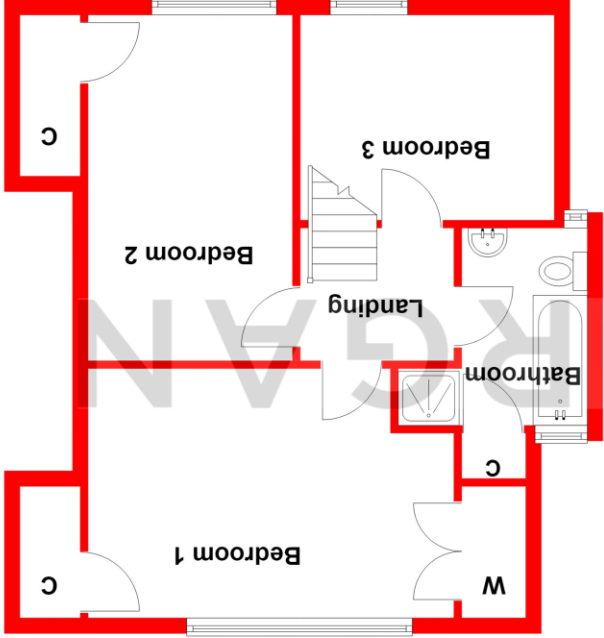
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Ground Floor



First Floor



Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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