

AP MORGAN



Claydon Close, Enfield, Redditch
Offers in the region of £350,000

Features:

- Three storey, three bedroom semi-detached family home in a quiet, community-minded cul-de-sac
- Open-plan kitchen diner with French doors leading out to the rear garden
- Master bedroom with en-suite and fitted wardrobe space
- Two further well-proportioned bedrooms, one ideal as a home office
- Downstairs WC and separate utility room, a genuine everyday bonus
- Ample storage throughout the home
- Off-street parking at the front, with no on-street parking headaches
- Turn-key finish with fibre broadband and low running costs for a home of this size

Description:

Field views, a quiet close, and room to make it your own. Not many homes on the edge of Redditch offer all three.

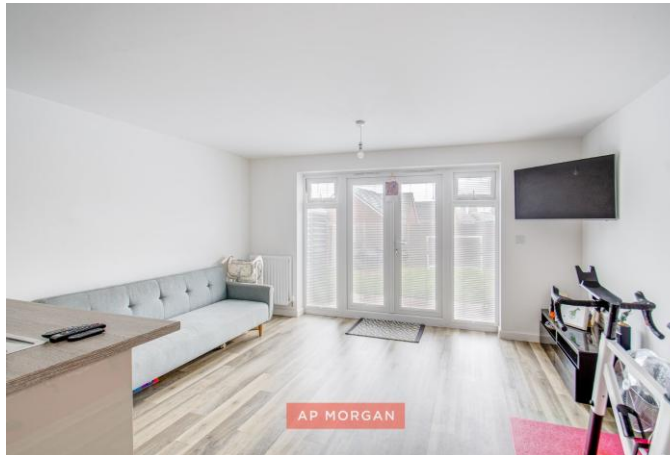
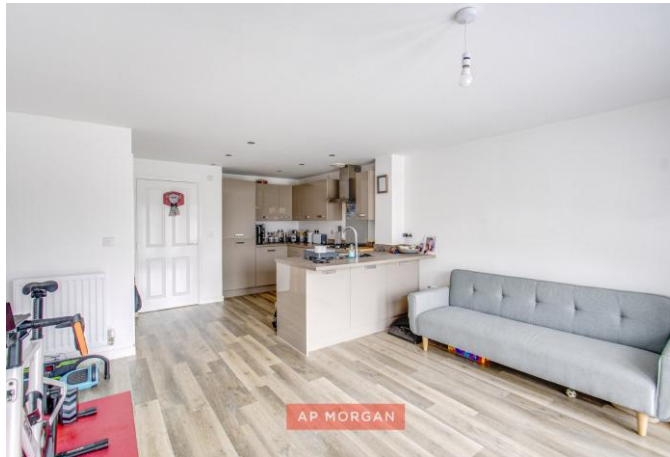
Tucked away on a peaceful cul-de-sac with open views across the fields towards Alvechurch, this three storey semi-detached home is the kind of turn-key property that lets you move in and start living, no work required. With three bedrooms, an open-plan kitchen diner that flows out through French doors to the garden, and a genuinely handy downstairs WC/utility room, it has been built for family life from the ground up.

We asked them what made them buy it...

"It was the views across the fields towards Alvechurch that got us first. The close itself was quiet, not overcrowded, and the plot looked like a really good looking property from the moment we arrived. We loved that it was close to amenities, schools and the countryside all at once, with good transport links and a quiet spot right on the edge of the development. This close has a proper community feel. We share meals and summer drinks with neighbours up and down the street, and that's something we've genuinely loved about living here. For anyone who loves being outdoors, you can walk or cycle along the canal to Alvechurch or Barnt Green, there are lovely cafes in both, and the Arrow Valley and the fields behind Abbey Stadium are right on the doorstep. Our son goes to Lickey Hills, and Alvechurch has a great primary school too. Getting around couldn't be easier, with quick access to the M42, M40 and M5, and I catch the train into Birmingham for work from Alvechurch station. There's a real community spirit here too, from the gym at Abbey Stadium to the running and athletics clubs based there, plus the Abbey Hotel, Virgin Active at Blythe Valley and David Lloyd in Bromsgrove all close by."

What about the house itself?

"Downstairs is properly open-plan, so the rooms feel open and sociable, but it still feels cosy on a winter's night. Having the lounge set apart upstairs gives you a lovely bit of separation when you want some quiet. The bedrooms are a really good size too. We spend most of our time running around in the kitchen diner, bedroom three makes a brilliant office, and the lounge is honestly my favourite space in the house. The garden has been lived in properly, quiet mornings reading with the boys, breakfast together downstairs, and plenty of barbecues out by the water feature in summer. What always gets a reaction from guests is the modern kitchen and the open feel downstairs, and the views from the third floor are something else. Sunrise from bedroom one is incredible, and the garden gets lovely and cool in the evenings as the sun goes down."



Our agents say...

This is a spacious, genuinely well thought out family home, and it shows the moment you walk in. The kitchen diner is beautifully fitted with integrated appliances and flows straight out to the garden, perfect for entertaining or simply keeping an eye on the kids while you cook. Two separate living spaces give you real flexibility, whether that's a quiet lounge to retreat to or an open family hub downstairs, and that downstairs WC and utility room is the kind of practical addition you don't appreciate until you have it. Add in a low-maintenance turn-key finish, fibre broadband, genuinely low heating bills for a home of this size, and easy off-street parking at the front (no fighting for a space like on some newer developments), and you have a home that just works. It's quiet, it's community-minded, and it's on the edge of everything you'd want, from open countryside to fast motorway links. Homes like this on Claydon Close don't sit around for long. Get in touch with the team at AP Morgan Bromsgrove to book your viewing.

Details:

Entrance Hall

Kitchen/Diner 19'4" x 14'3" (5.9m x 4.34m) Max

WC / Utility 6'4" x 6'3" (1.93m x 1.9m)

First Floor Landing

Lounge 13'11" x 14'3" (4.24m x 4.34m) Max

Bedroom Three 9'1" x 7'11" (2.77m x 2.41m)

Bathroom 6'4" x 6'10" (1.93m x 2.08m) Max

2nd Floor Landing

Master Bedroom 13'10" x 14'4" (4.22m x 4.37m) Max

Ensuite Bathroom 7'3" x 4'11" (2.2m x 1.5m)

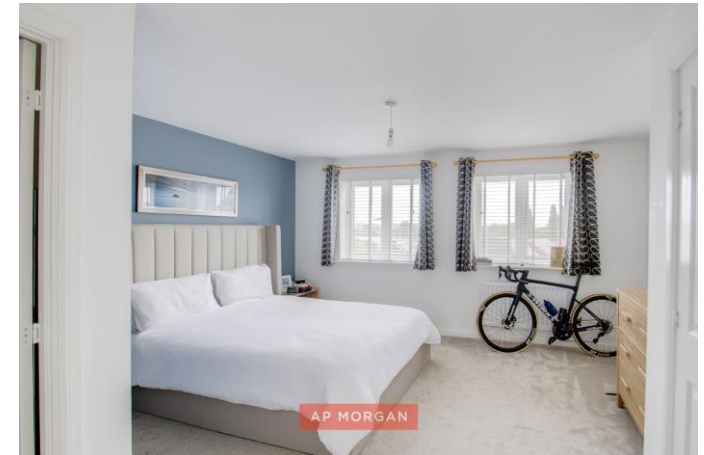
Bedroom Two 9'6" x 14'3" (2.9m x 4.34m) Max

EPC Rating: B

Council Tax Band: D (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

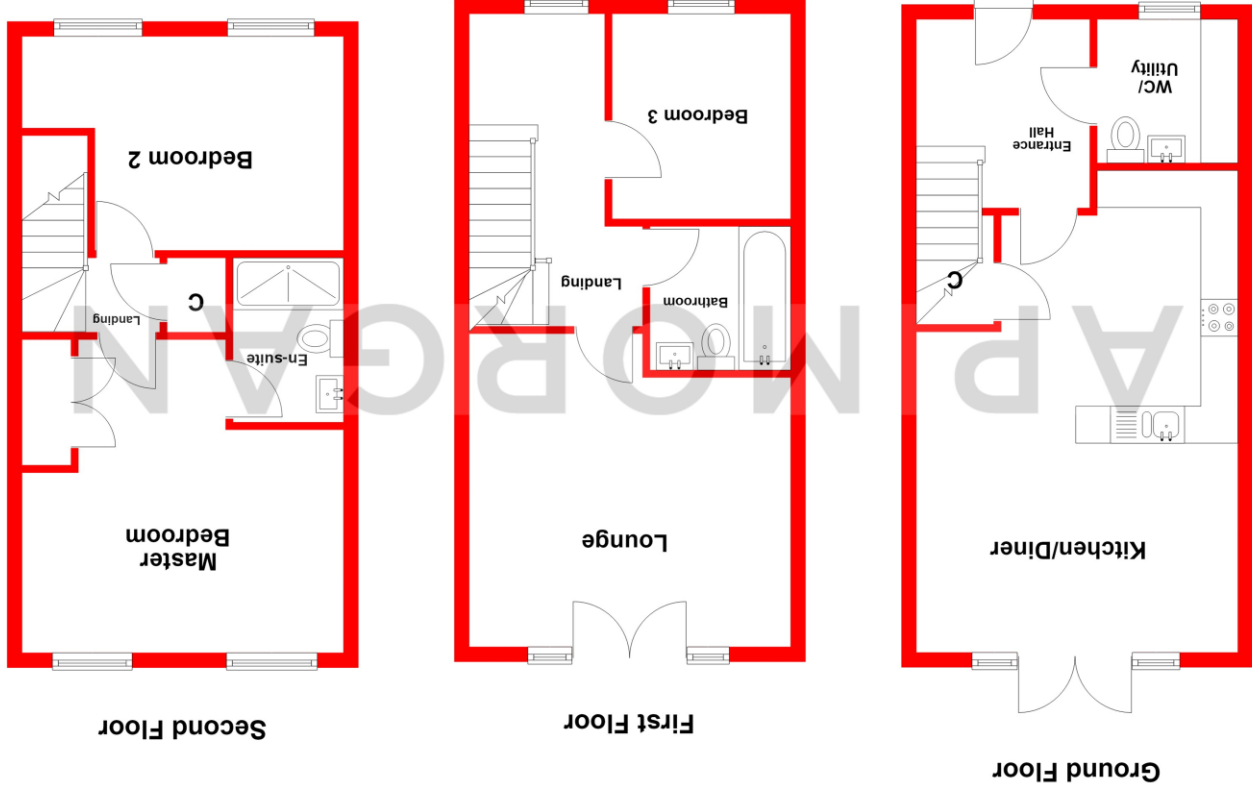
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 110.7 sq. metres (1191.2 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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