

AP MORGAN



Salop Road, Redditch
Offers in Excess of £400,000

Features:

- Exceptional, period style detached home of fine character
- 4 DOUBLE BEDROOMS, plus nursery/study
- Lounge/diner, separate formal sitting room & heated conservatory
- Impressive updated fitted kitchen
- Cloaks/w.c., Family bathroom, plus en suite shower
- Detached double garage. Large elevated rear balcony, cellar.
- Mature gardens, DG, Gas central heating
- EPC rating D. Offered with no onward chain

Description: A fine example of a double fronted detached property of fine character, reachable for the main shops, bus and railway stations, cinema and Restaurants. We believe the property to be built somewhere around 1910, within a well established road of similar properties, with far reaching rear views from its elevated position. The house has been sympathetically updated, mindful of preserving the original features. The layout briefly comprises: Enclosed porch, with decorative tiled floor. Delightful reception hallway, with under stairs storage cupboard and a ground floor cloaks/w.c. Main sitting room to right with striking bay window to front. Through lounge/diner, split with a wide opening, also with fireplace and patio doors to the rear sun decking. Modern fitted kitchen, having double oven and hob, pull out storage, walk-in pantry cupboard, hard surface work tops, and plumbing for a washing machine. A door opens to a heated conservatory, with solid roof having inset lighting. The first floor is arranged around a stunning landing, leading to 3 double bedrooms, the master with access to a nursery/study with door to the landing. The family bathroom has been upgraded and provides enough space for both a bath and separate shower enclosure. The roof space accommodation was added during the 90's and comprises: Double bedroom space, with raised landing in front, having eaves space to left hand side with roof windows and a dressing area to right. This has a door leading into an en-suite shower room with walk-in linen storage. Outside: A stunning established rear garden is fronted by a substantial elevated balcony to capture the views, creating a work space canopy beneath, with access to the cellar. Other areas of note include a timber pergola and path leading to the rear double garage, with 5 car parking to a driveway, accessed from Bentley Close.



Details:

Porch leads to hallway, access to w.c. and storage

Main sitting room

18' 0" into circular bay x 13' 0" (5.48m x 3.96m)

Lounge/Diner

25' 0" x 11' 2" (7.61m x 3.40m)

Fitted kitchen

19' 9" x 8' 7" both max (6.02m x 2.61m)

Conservatory

10' 11" x 9' 4" both max (3.32m x 2.84m)

First floor Bedroom 1

15' 0" x 12' 11" (4.57m x 3.93m)

First floor Bedroom 2

12' 7" x 11' 9" (3.83m x 3.58m)

First floor Bedroom 3

12' 0" x 11' 3" (3.65m x 3.43m)

First floor Family Bathroom

8' 5" x 7' 9" (2.56m x 2.36m)

Top floor open plan bedroom/dressing/seating space, and ensuite shower room

Detached Double Garage, plus basement cellar (12'7 x 7'4)

18' 0" x 16' 0" (5.48m x 4.87m)

EPC Rating: D

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 406956.



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