

Berrington Close, Redditch Offers in Excess of £260,000

Features:

- Well appointed link detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Fitted kitchen, plus generous utility room
- Ground floor w.c. Modern bathroom
- Garage/store, plus 2 car parking
- Ease of maintenance gardens
- Epc rating D

Description:

A most well appointed, three bedroom link detached house. Occupying a sought after area in leafy Ipsley, within reach of a major supermarket, local schooling, Arrow Valley Park and Lake with cafe, a pub/restaurant, 'The Old Rectory'and Church, as well as excellent road transport links towards Redditch and the M42 motorway. The property is set back in an elevated position, with private driveway to front aside the landscaped front garden. The layout comprises: Delightful entrance hallway, with feature painted half timber panelling to walls and oak effect floor running through into the pleasant lounge, having feature fireplace and picture window to front. Separate dining room with connecting patio doors leading out to a rear conservatory. Fitted kitchen, with breakfast hatch, gas hob and oven, inset sink and under stairs pantry. The utility has not long been finished, offering excellent space, access to the ground floor w.c. and door to the rear of the garage/store, (not suitable for a car, but makes a useful bike housing). The first floor accommodation is just as well presented and contains two main bedrooms with fitted wardrobes and a spacious bedroom three. The modern family bathroom is larger than average and features a shower over the bath. Outside to the rear, an initial patio sits next to the conservatory, with steps leading onto a terrace laid mainly with loose stones. Further benefits include: Double glazing. Replaced central heating combination boiler in 2016, supplying warm air circulation, which benefits from no radiators to walls and providing cool air in Summer. Updated fuse board and smart meter. House security alarm. ESSENTIAL EARLY VIEWING ADVISED.













Details:

Entrance Hallway

Lounge 14' 8'' x 11' 8'' (4.47m x 3.55m)

Dining Room 9' 9'' x 8' 8'' (2.97m x 2.64m)

Conservatory 11' 0'' x 8' 0'' (3.35m x 2.44m)

Kitchen 9' 11'' x 8' 10'' both max (3.02m x 2.69m)

Utility Room 12' 7'' x 7' 10'' inc w.c (3.83m x 2.39m)

Garage/Storage 10' 1'' x 8' 3'' (3.07m x 2.51m)

Stairs rise to first floor landing

Bedroom 1 13' 0'' to wardrobe x 8' 7'' min width across window (3.96m x 2.61m)

Bedroom 2 10' 9'' x 9' 8'' min w across window (3.27m x 2.94m)

Bedroom 3 8' 10'' x 8' 9'' (2.69m x 2.66m)

EPC Rating: D 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 406956.













(.m.ps 87.88) GROUND FLOOR 718.82 sq. ft.

Fow can we help you?

Sega a mortgage?

www.morganfs.co.uk on 01527 406956, or visit their website for more information: The initial appointment is free and without obligation. Call us more quickly than if you were dealing with lenders directly. houm zraffo agegtrom avaidos vllsoiqyt yadT .lsab agegtrom the market for you to ensure you get the right lender and We recommend Morgan Financial Solutions. They will search

Property to sell?

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

Solicitor?

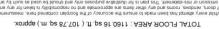
on cost and very reliable. Just ask for a quote. involved. We will instruct a reputable firm that is competitive buying/selling process, reducing the stress levels of all A good solicitor can save you literally weeks of time in the

Seed a removal company and storage?

.γ9v1us ε 9gne11e 0800 193 0000 or visit their website, cuberemovals.co.uk, to peace of mind and a reliable service call them on recommend Cube Removals as the leading local firm. For bne djiw ylezolo know eW. ervice. Me work closely with and far outweighs any small savings by trying to do it yourself or moving. Knowing that your belongings are safe and insured A professional removal company takes the stress out of

Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission. the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any





Vihiti sevel memory compared provide metal and compared and provide and provid