



The Ridgeway, Redditch
Offers in Excess of £575,000

Features:

- Exceptional 4 bedroom detached house
- Through lounge and separate formal dining room
- Breakfast kitchen, plus substantial utility
- Ground floor shower room and additional W.C.
- House bathroom, plus two en-suite facilities
- Single garage and 5 car parking to front
- Open views to front and rear
- EPC rating D

Description:

AP Morgan are most pleased to offer for sale, this substantial, **FOUR DOUBLE BEDROOM, FOUR BATHROOM**, premier property with a **SWIMMING POOL**. Surrounded by open countryside with views towards Warwickshire, the prestigious location is sought after for schooling in both Astwood Bank and Alcester, village shops, butchers, pubs, restaurants and a bakery, as well as a cafe, doctors and fuel station. The property is set back on a large plot, between Astwood Bank and Cookhill, offering excellent family accommodation of some 2,300sq ft, with the internal layout briefly comprising: Initial entrance hall and further hallway, both enhanced by wood flooring. 30ft long triple aspect lounge, with coal effect fire to marble surround, recess for sideboard, bow window to front and patio doors to the rear. Separate formal dining room, also with bow window to front and hatch to the Breakfast kitchen. This features a range of wall and base units, gas hob and double oven, integrated dishwasher, under counter fridge and fitted breakfast table. Large utility, having sink, plumbing for appliances, door to a w.c., the side elevation and the rear of the garage. The ground floor also benefits from an additional modern shower room to the rear of the main hallway. The substantial first floor landing has a front area large enough for a study space. Most well-proportioned en-suites have been added to both the master bedroom and a guest bedroom two, the rear facility has a substantial dressing space which could be partitioned off for further wardrobing. Bedroom three is fitted out with ample wardrobes and furniture. A house bathroom sits to the rear and incorporates a double ended bath, separate shower enclosure, vanity sink, w.c. and bidet. **OUTSIDE:** The private rear garden has an initial patio area leading onto the lawn surrounded by tall hedging and mature trees, the swimming pool is surrounded by fenced paving with lanterns to the dwarf walling. A summer house and two sheds are also included. There is a further garden area, which is approximately 17 meters x 11 meters (not photographed) which was originally cultivated as a vegetable area. The single garage is attached with up and over door to front to the pleasant 5 car driveway. Other items of note: Gas central heating system and double glazing. **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND SCOPE OF THIS FINE PROPERTY ON AN EXCELLENT PLOT.**



Details:

Entrance Hall

6' 2" x 8' 4" (1.88m x 2.54m)

Main Hallway

11' 0" x 7' 8" (3.35m x 2.34m)

Dining Room

14' 9" x 10' 9" (4.49m x 3.27m)

Through Lounge

30' 0" x 11' 0" min w (9.14m x 3.35m)

Breakfast Kitchen

14' 10" x 10' 8" (4.52m x 3.25m)

Utility Room

18' 0" x 10' 0" both max (5.48m x 3.05m)

Ground floor W. C.

Ground Floor Shower Room

10' 3" x 5' 0" plus shower recess (3.12m x 1.52m)

Stairs rise to excellent landing

Master Bedroom

14' 9" x 10' 8" (4.49m x 3.25m)

Ensuite Shower Room

11' 5" x 10' 0" (3.48m x 3.05m)

EPC Rating: D

Council Tax Band: F (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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Need a mortgage?

We recommend Morgan Financial Solutions. 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 406956, or visit their website for more information: www.morgans.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.

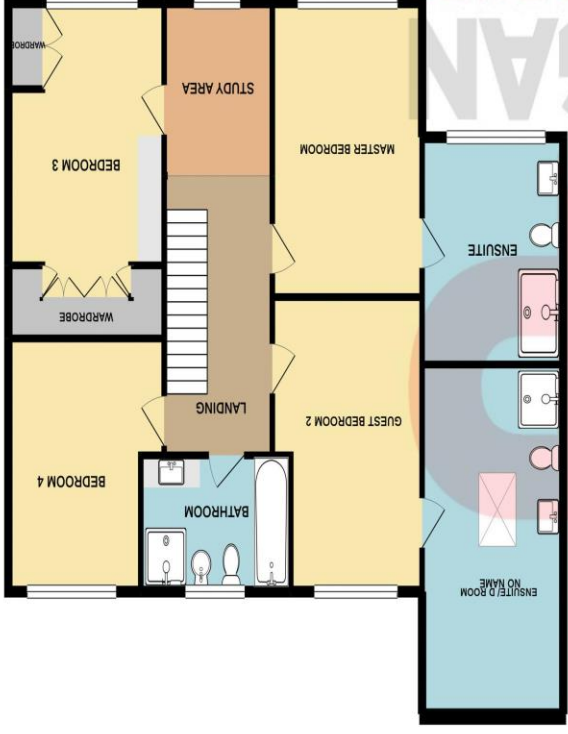
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GROUND FLOOR 1210 sq. ft. (112.4 sq. m.)



1ST FLOOR 1169 sq. ft. (108.6 sq. m.)



TOTAL FLOOR AREA: 2378 sq. ft. (220.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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