



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

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# Marlpit Lane, Headless Cross, Redditch, B97 5AN

Offers Over £525,000

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**\*\*PLEASE QUOTE REF: VF0354\*\***This STUNNING four bedroom detached family home is situated in the highly sort after location of Headless Cross, Redditch. The property is set on an extremely generous plot and is easy placed to local amenities, well regarded schools and a short distance from Morton Stanley Park. Marlpit Lane is offered to the market **CHAIN FREE!**

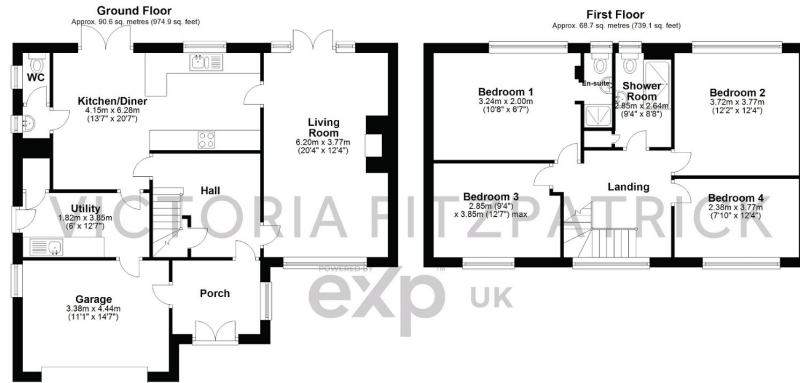
Upon arrival to the property, you'll be greeted by a spacious gravel driveway, providing ample parking space for multiple vehicles. A large porch (with underfloor heating) and entrance hallway welcomes you into main residence. The entrance hallway serves as the central point of access to the various rooms on the ground floor. The lounge provides a cosy and inviting atmosphere with double glazed window to the front, feature log burner, perfect for relaxation and entertaining guests and double glazed doors opening onto a large rear patio.

The large open plan kitchen/diner with patio doors opening onto the well established garden, is both functional, modern & stylish. This well-equipped space offers breakfast bar with seating, integrated electric hob, overhead extractor, double oven, dishwasher and under counter fridge. Sink and a half with drainer and mixer tap over, kitchen plinth feet heater and double glazed window to rear. This amazing room serves as a hub for family gatherings and socialising with ample space for dining table and chairs. There is also a utility room with fitted wall and base units, stainless steel sink and drainer, radiator, space for appliances and door to garage and side access. The ground floor also has a guest WC.

Moving upstairs, you'll find a light and airy landing leading onto the bedrooms. The property boasts a great sized master bedroom complete with an en-suite shower room, there are three further double bedrooms providing flexibility for various uses according to your needs and completing the accommodation on the upper floor is a modern family shower room.

Outside offers a beautifully established private garden, providing a serene outdoor space for relaxation and entertainment. As you step outside, you'll be greeted by a large paved patio area, perfectly suited for hosting gatherings and enjoying outdoor dining. Steps lead to a





Total area: approx. 159.2 sq. metres (1714.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- QUOTE REFERENCE VF0354 • SUPERB FAMILY HOME
- VERY GENEROUS PLOT • MODERN KITCHEN DINER
- UTILITY AND DOWNSTAIRS WC • LOUNGE WITH LOG BURNER
- FOUR BEDROOMS WITH EN-SUITE TO MASTER • LARGE GARDEN WITH SUMMER HOUSE
- GARAGE AND DRIVEWAY FOR AMPLE VEHICLES • OFFERED TO THE MARKET CHAIN FREE

25/03/2024, 20:38

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

15 Maple Lane RC23 1JH BF7 5AN	<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 14 March 2024
<b>Property type</b> Detached house		<b>Certificate number</b> 234-2027-2300-0015-020
<b>Total floor area</b> 146 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/234-2027-2300-0015-0202/print.html>

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