



Edgewood, The Slough, Redditch, B97 5JT

£415,000

Allan Morris
estate agents

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This semi-detached family home stands in a plot of approximately 0.11 acre with private gardens backing onto mature woodland and enjoys countryside views to the front.

The house has PVC double glazing with gas-fired central heating and offers spacious accommodation of approximately 1,275sqft, comprising: a reception hallway, with toilet off; snug; lounge; fitted kitchen diner; utility/workroom; landing; four bedrooms; and a bathroom.

In addition, the property benefits from a small store to the front and gated off-road parking.

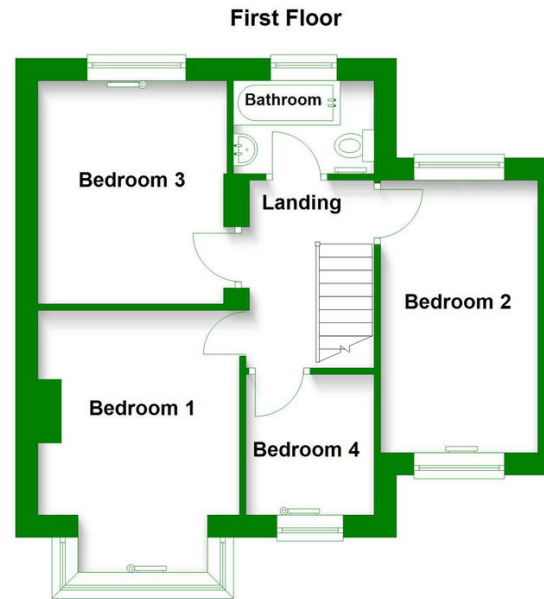
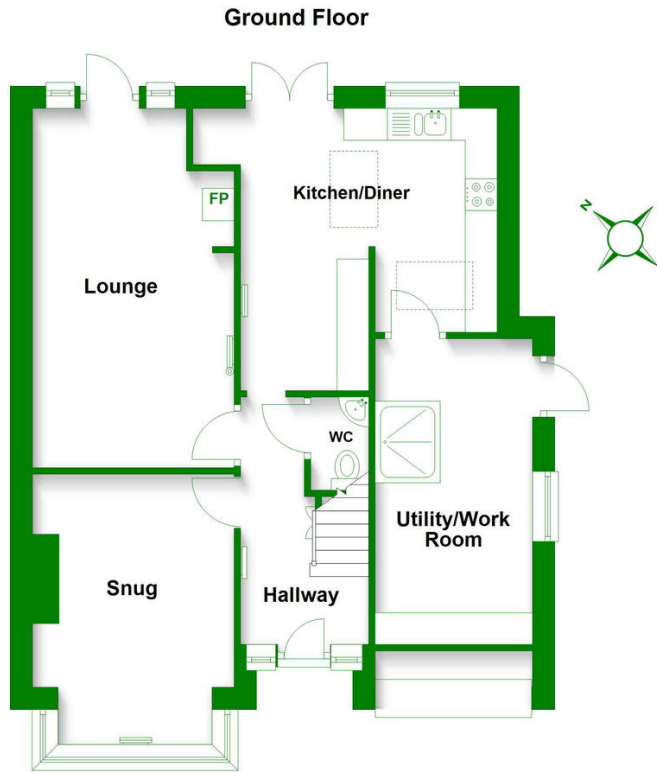


DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.

KEY POINTS

- Freehold tenure
- Semi-detached family home
- Approx 1,275sqft
- Gated off-road parking
- Plot approx 0.11 acre plus unregistered strip to side approx 0.0
- Gas-fired central heating
- PVC double glazing
- EPC Rating band D
- Council Tax band D (Stratfor-on-Avon District Council)



Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.





INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds & curtains, as fitted
- Wood burning stove in lounge
- Electric double oven, four ring gas hob & cookerhood in kitchen

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH**
- **RECEPTION HALLWAY** 3.19m x 1.96m (12'10" x 6'5")
- **TOILET** 1.45m x 0.73m (4'9" x 2'5")
- **SNUG** 3.33m x 4.06m x 3.15m (10'11" x 13'4" x 10'4")
- **LOUNGE** 5.54m x 2.42m x 3.06m (18'2" x 7'11" x 10'0")
- **FITTED KITCHEN DINER** 3.06m x 4.40m x 4.02m x 4.57m (10'0" x 14'5" x 13'2" x 15'0")
- **UTILITY/WORKROOM** 4.57m x 2.23m x 2.43m (15'0" x 7'4" x 8'0")

FIRST FLOOR

- **LANDING** 2.88m x 1.98m x 2.19m (9'5" x 6'6" x 7'2")
- **BEDROOM ONE** 3.36m x 4.23m x 3.16m (11'0" x 13'10" x 10'4")
- **BEDROOM TWO** 4.29m x 2.42m (14'1" x 7'11")
- **BEDROOM THREE** 3.22m x 2.89m (10'7" x 9'6")
- **BEDROOM FOUR** 2.26m x 1.98m (7'5" x 6'6")
- **BATHROOM** 2.05m x 1.36m (6'9" x 4'6")





OUTSIDE

- **AGENT'S NOTE** The seller informs us the right hand boundary was moved across to the neighbouring property's boundary to incorporate a strip of untitled land of approximately 2.5m to 3m (as marked blue on the OS plan) running from front to rear and is not officially included within the freehold title of Edgewood.
- **PARKING** The house stands behind a gated gravelled drive providing good off-road parking. Double gates open to the untitled strip of land to the side of the property.
- **STORE** 2.62m x 0.52m (8'7" x 1'8") A roller shutter door open to a small storage area.
- **GARDEN** The house stands in a freehold plot of approximately 0.11 acre (plus the untitled strip to the side) and benefits from a private rear garden backing onto mature woodland.

DIRECTIONS

- From Redditch town centre: take the A441 Alvechurch Highway towards Evesham, which leads into the A441 Alcester Highway. At the island take the third exit into the A441 Rough Hill Drive, then at the next island take the first exit into the A448 The Slough, where the property will be found after approximately 0.5 mile on the left, as indicated by the agent's 'for sale' board.



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