

4 DUXFORD CLOSE, REDDITCH, B97 5BY
OFFERS OVER £450,000

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A WELL PRESENTED EXECUTIVE STYLE FOUR BEDROOM DETACHED HOME IN A VERY POPULAR LOCATION!!!

This well presented extended four bedroom detached home is set in this very popular close within Headless Cross which is popular for local schools, Morton Stanley Park, has convenient access for road networks and many local amenities. The current owners have made many improvements to the home over recent years meaning the property is very much ready to move into. The property offers; an impressive recently re-fitted kitchen, living room, dining room, utility/laundry, guest WC, four good size bedrooms, recently re-fitted en-suite to the main bedroom and a modern bathroom. There is a double garage and established garden to the rear which backs onto trees. Viewing is advised.

Approach
An impressed paved driveway leads to the double garage, with side gate access to the rear garden, main front entrance opens into;

Entrance Hall
With stairs off to the first floor landing, doors lead to a storage cupboard and to a guest WC, and also doors to the living room and the kitchen.

Guest WC
Fitted with a low level WC, vanity unit wash basin and heated towel rail.

Living Room
16'4" max x 12'5" max (5.00m max x 3.80m max)
With large open doorway leading into;

Dining Room
13'9" max x 12'6" max (4.20m max x 3.83m max)
With recessed bay style window to the rear with double doors out to the rear garden. Further door leads into;

Kitchen
16'4" max x 11'6" max (5.00m max x 3.52m max)
With integrated double oven, five ring gas hob and extractor, plumbing a space for a dish washer, space for fridge/freezer, door leads into;

Utility/Laundry
11'6" max x 8'9" max (3.52m max x 2.68m max)
(An extension added to the side of the property). With plumbing and space for a washing machine, a skylight style window, door to rear garden and door into the double garage.

Landing
With door to airing cupboard, sliding doors to built-in storage cupboard and doors lead off to;

Bedroom One
16'5" max x 10'5" max (5.01m max x 3.20m max)
With door into;

En-suite Shower Room
8'10" max x 7'3" max (2.70m max x 2.22m max)
A recently re-fitted suite with low level WC, vanity unit wash basin and large shower cubicle.

Bedroom Two
12'7" max x 10'2" max (3.84m max x 3.12m max)

Bedroom Three
13'9" max x 8'6" max (4.20m max x 2.60m max)
With built-in storage cupboard.

Bedroom Four
13'9" max x 8'10" max (4.20m max x 2.70m max)

Bathroom
10'5" max x 5'10" max (3.20m max x 1.80m max)
Fitted with a 'P' shaped bath, low level WC, pedestal wash basin and heated towel rail.

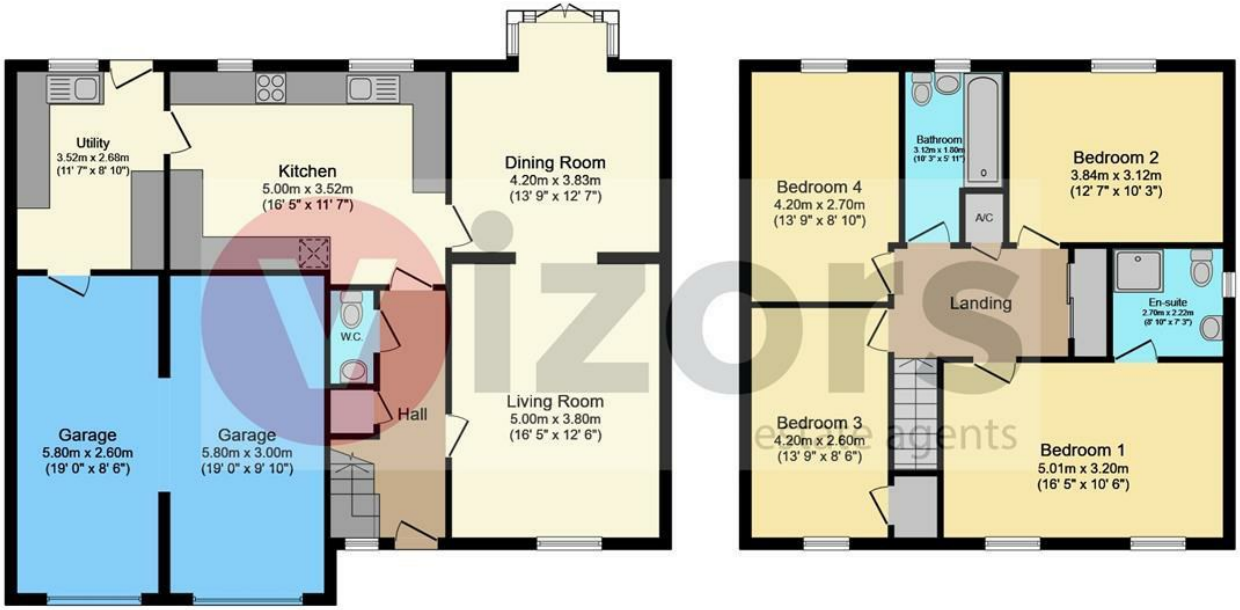
Double Garage
19'0" max x 9'10" max + 19'0" max x 8'6" max (5.80m max x 3.00m max + 5.80m max x 2.60m max)
With personal integral access via the Utility/Laundry. Houses Worcester boiler, x2 up and over doors.

Rear Garden
With side gate access. An initial paved patio area, walled steps leading down to a generous main lawned area, with shaped shrub areas, bushes and trees.

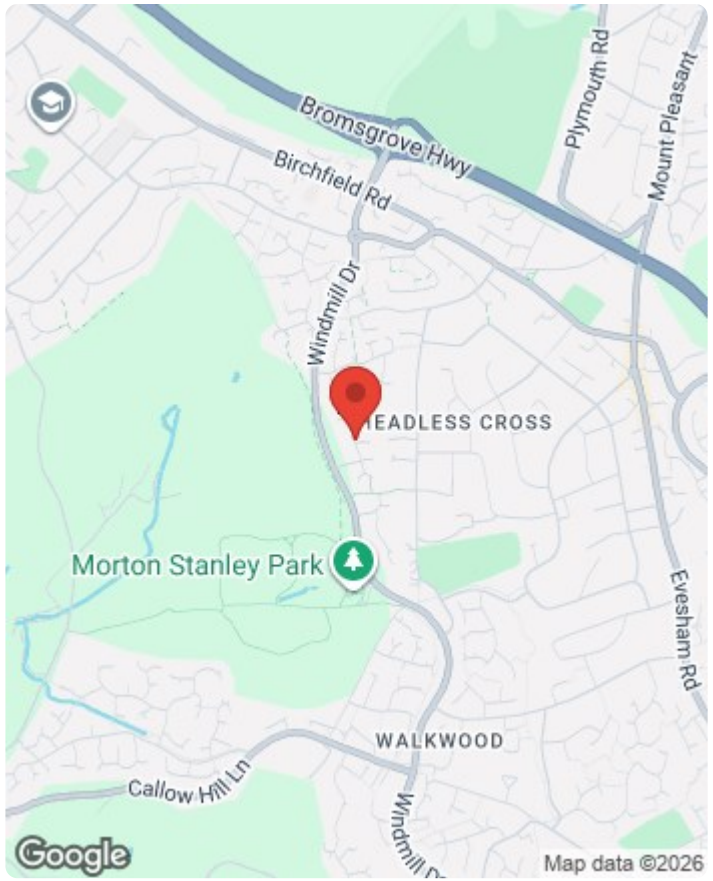






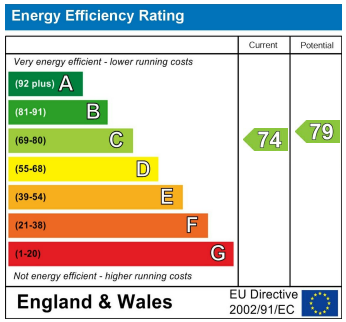


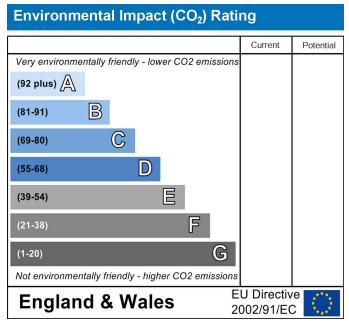
Ground Floor **First Floor**



Total floor area 180.0 sq.m. (1,937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com





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