

AP MORGAN



Kiln Close, Studley, Redditch
Offers in excess of £475,000

Features:

- Detached three-bedroom family home in a private, well-screened plot
- Spacious lounge/diner with bay window to the front and french doors to the rear
- Well-fitted kitchen with separate utility room
- Three double bedrooms, all with fitted wardrobe space
- Master bedroom with additional storage and en-suite shower room
- Landscaped rear garden featuring a wildlife pond
- Double garage with conversion or extension potential
- Driveway parking for four cars, plus a downstairs WC

Description:

Three double bedrooms. Two reception rooms. A garden that feels like your own private retreat. This family home has room for it all.

Situated in a friendly Studley neighbourhood, this detached three-bedroom home sits behind private hedging front and back, giving it a rare, secluded feel for a family estate. Inside, you'll find generous living space throughout, including a second reception room, a well-fitted kitchen with separate utility, and three double bedrooms, each with fitted wardrobes. Outside, a landscaped garden with its own wildlife pond, a double garage, and driveway parking for four cars round off a home built for busy family life. Offered at offers in excess of four hundred and seventy-five thousand pounds.

We asked them what made them buy it...

"Great location, not overlooked, with the hedges at the front and back. It's a great family home for the kids growing up, with spacious rooms for all, and a great, friendly neighbourhood."

What about the house itself?

"There's a secondary reception room that's great for a study or a snug. The master bedroom was once two separate bedrooms, but we turned it into one spacious primary bedroom with storage and an en-suite. The living areas are spacious enough for all of the family, and the driveway is brilliant for a busy household or visitors. The garage could easily be converted, or you could even build a room on top of it. We've also added a porch."

Our agents say...

This is a beautifully presented home in a genuinely great location. It sits just off the main road, yet the private driveway gives it a secluded, private outlook you don't often find this close to local amenities. The knock-through master



suite is a real standout, proof of what a bit of imagination can do with the right layout. And with a second reception room doing double duty as a study or snug, there's flexibility here for however your family lives day to day.

Outside, the garden is a genuine surprise. A landscaped plot with its own wildlife pond is the kind of feature that turns a garden into a destination, whether that's morning coffee, evening drinks, or simply somewhere for the kids to explore. Add a double garage with real conversion potential, plus driveway parking for four cars, and this is a home with room to grow into.

Comfortable, private, and ready for its next family chapter. Get in touch with AP Morgan to arrange a viewing.

Details:

Entrance Hall

Lounge 7.68 x 3.42 Max

Kitchen 3.92 x 4.34 Max

Snug/Office 3.66 x 2.17

Utility Room 3.20 x 2.07

WC

First Floor Landing

Master Bedroom 3.09 x 5.59 Max

Ensuite Bathroom 1.43 x 2.49

Bedroom Two 2.75 x 5.06

Bedroom Three 4.31 x 3.02 Max

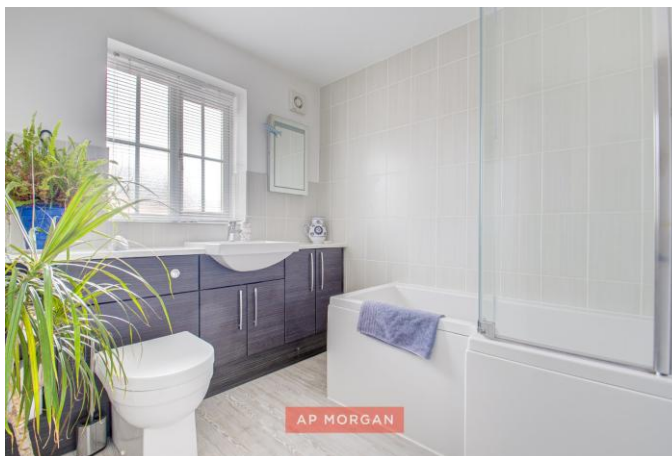
Bathroom 2.13 x 2.49

EPC Rating: C

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 406 956.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. 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 406 956, or visit their website for more information: www.wissermortgageadvice.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.

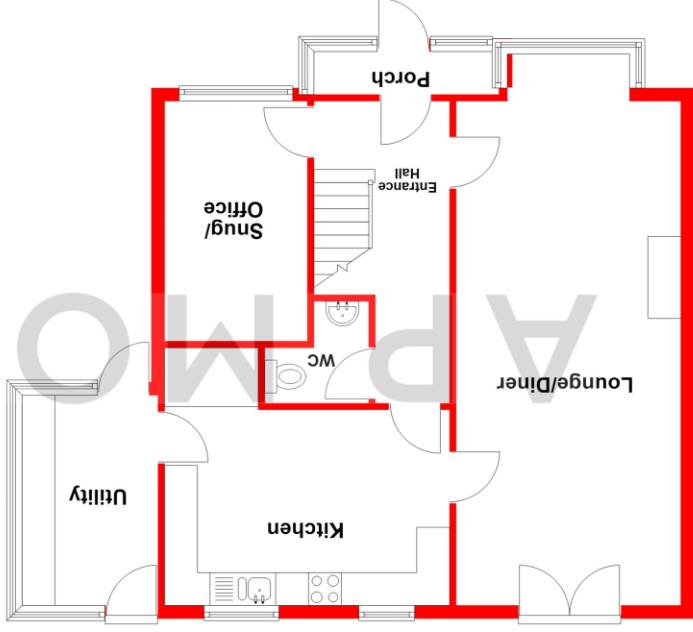
Need a solicitor?

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.

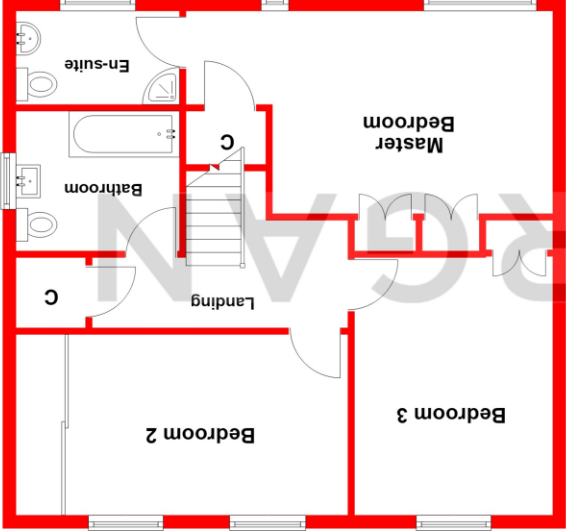
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



First Floor



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

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

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