

AP MORGAN



Arrowgreen View, Dagnell End Road, Redditch
Asking Price £575,000

Features:

- New build on Arrowgreen View by David Wilson Homes
- Four bedroom, semi-detached new home
- Upgraded kitchen with integrated appliances
- Two car driveway and single garage
- Spacious rear garden with shed
- Situated with open water pond views
- One swing away from Abbey Golf Course and Hotel
- Great location nearby to Redditch Town Centre and major road links

Description:

The Kirkdale at Arrowgreen View.

A new home. A fresh start. And a pond view to wake up to.

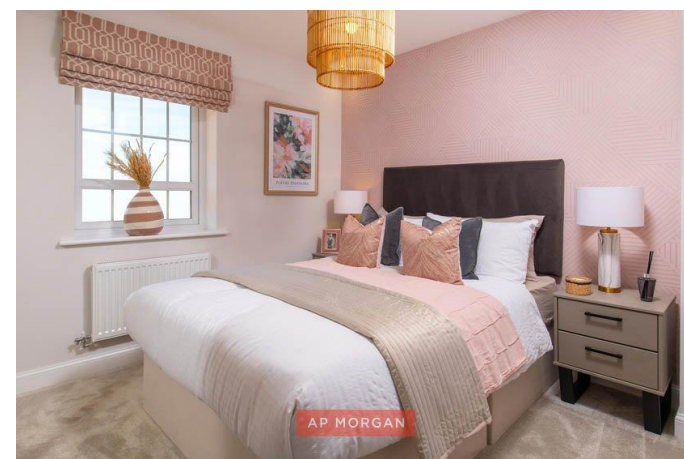
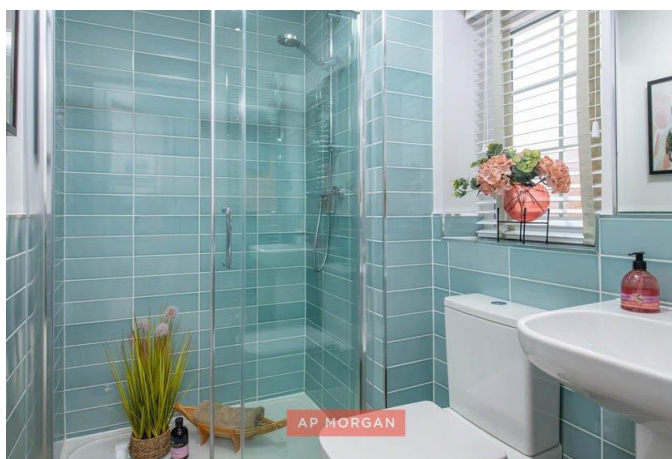
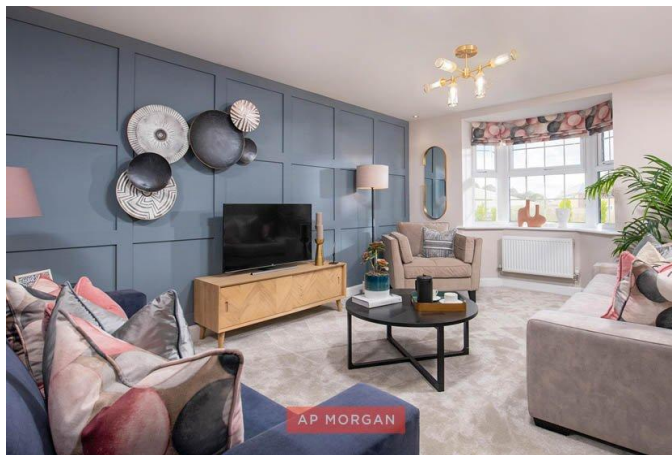
Meet the Kirkdale, a four-bedroom detached home from David Wilson Homes. It sits on the brand-new Arrowgreen View estate on Dagnell End Road in Bordesley, Redditch. Open water sits right opposite. Abbey Golf Course and Hotel is a stone's throw away. Nobody has lived here before you, and that makes this the cleanest of clean slates.

What about the house itself?

Start in the lounge, where a bay window frames the view across the pond. It's the kind of spot you'll want a good chair for. Then head to the kitchen/family dining room, because it's the heart of the home. Cook, eat, chat and repeat. A handy cloakroom sits downstairs for guests and muddy-boot moments. Upstairs, you get four bedrooms, one with its own en-suite. Use them as a family space, a guest room, or a home office that doesn't live on the dining table.

Outside, a single detached garage keeps the parking drama to a minimum.

We love a new build that gets the details right, and this one does. Every tap, switch and socket is brand new, and the eco kit works quietly in the background. Photovoltaic panels, flue gas and waste water heat recovery, argon-filled double glazing, highly efficient insulation and decentralised mechanical extract ventilation all mean a home that costs



less to run and feels good to live in. Add an EV charging point, a garage and a pond on your doorstep, and the daily routine gets easier. And if you like a round of golf, or a drink at the hotel afterwards, you're already home.

Homes like this go quickly. Get in touch with AP Morgan today to book your visit.

Details:

Hallway

WC

Lounge 18'5" x 11'1" (5.61m x 3.38m)

Kitchen/Diner 16' x 24' (4.88m x 7.32m) Both Max

Utility Room 7'7" x 5'1" (2.3m x 1.55m)

Landing

Bedroom One 14'1" x 12'7" (4.3m x 3.84m) Both Max

En-suite 7'7" x 4'10" (2.3m x 1.47m) Both Max

Bedroom Two 12'2" x 11' (3.7m x 3.35m)

Bedroom Three 10' x 11'3" (3.05m x 3.43m)

Bedroom Four 11'11" x 8'11" (3.63m x 2.72m) Both Max

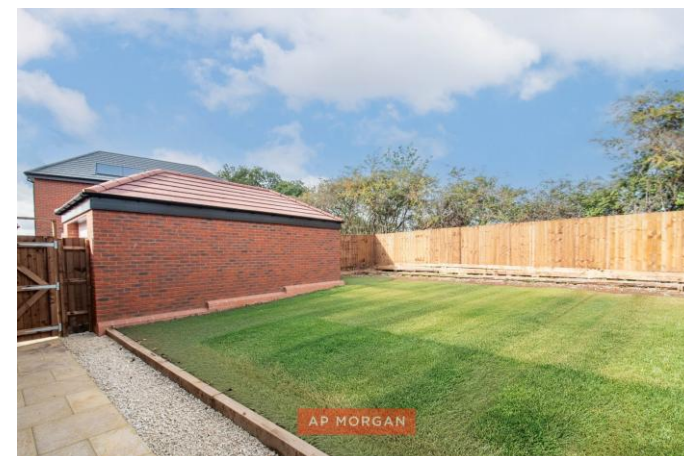
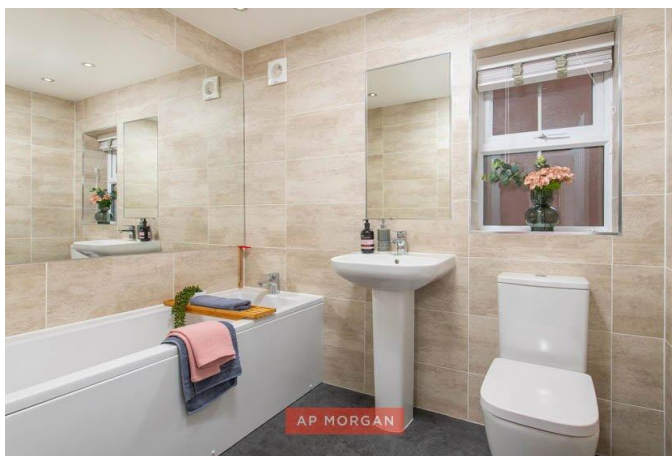
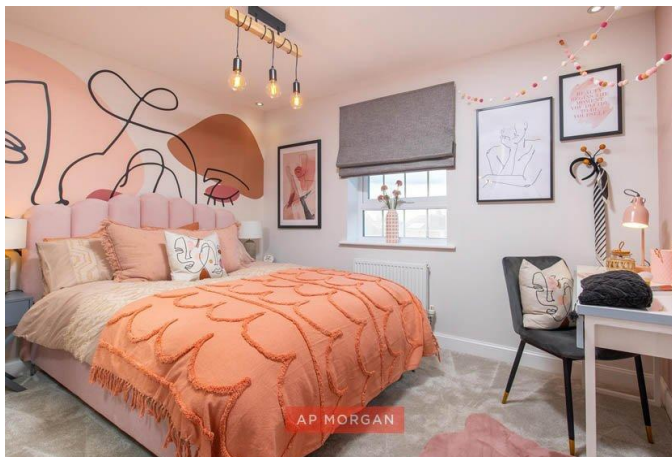
Bathroom 6'6" x 6'7" (1.98m x 2m)

EPC Rating: To be confirmed

Council Tax Band: (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?

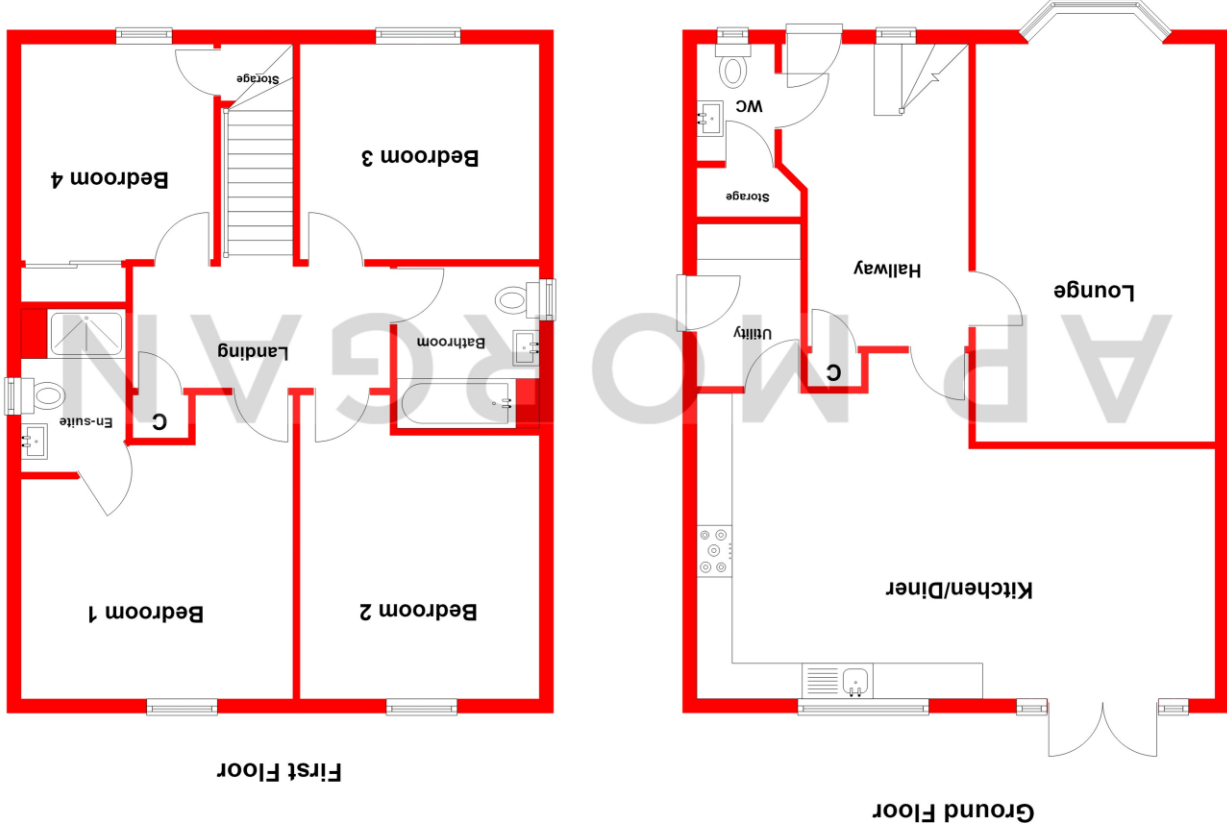
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



Total area: approx. 134.8 sq. metres (1451.4 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 PlanUp.

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