AP MORGAN



Ashorne Close, Matchborough West, Redditch

Offers in excess of £220,000

Features:

- End-terrace home on a generous corner plot
- Just over 1,100 sq ft across two floors
- Lounge with French doors to the garden
- Kitchen/dining room opening into a large conservatory
- Three bedrooms and a family bathroom, plus ground floor WC
- Main bedroom with large wardrobe, plus storage throughout
- Timber summerhouse with power and light
- Rear vehicle gates with drive-in access to the garden

Description:

A friendly close, an open green to the front, and a corner garden with room to spare.

Set in an established close in Matchborough West, this end-of-terrace home sits on a generous corner plot, with an open outlook to the front over a lawn and mature trees. Inside there's a lounge with French doors to the garden, a kitchen/dining room big enough to live in, and a conservatory that works as a third reception room. Upstairs are three bedrooms, a family bathroom and storage at every turn. Outside, the garden has paved and covered seating, a timber summerhouse with power and light, and vehicle gates to the rear.

We asked them what made them buy it...

"What we've never stopped loving is the location. Having the school, the shop and the dog-friendly walks so close made starting our family, and the school runs, so much easier. We have lovely neighbours who ALL welcome children and know everyone by name, and everyone says hello when you're out on walks. All the neighbours are very family orientated and look out for one another. We can't fault this area and the kindness of the people here."

What about the house itself?

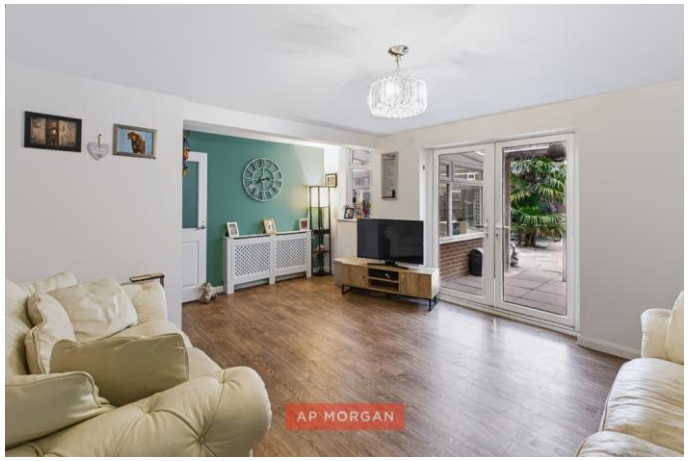
"We couldn't believe the space throughout compared to what we were used to! The living room is where we spend most of our time. There's plenty of space, but it's also cosy, and it brings the whole family together. Guests always comment on the size of the living room and the kitchen, when you'd normally only have one of these rooms spacious, and on the standalone Rangemaster oven! It's light and spacious all through spring and summer, but warm and cosy at night and in winter, and sunshine peeps through all the bedroom windows every morning. Summer barbecues in a glorious suntrap garden that holds the sun for most of the day have been the best. My husband will miss the summerhouse, his man cave to hide away in, and I'll miss having this amount of space at my disposal. A young family just like ourselves will start their story here and grow like we did."

Our agents say...

The floorplan comes in at just over 1,100 sq ft, and you feel every bit of it. The lounge is the heart of the house, with French doors straight out to the garden, while the kitchen/dining room has room for a full family table and a













statement range cooker before opening through French doors into the conservatory. Make that a playroom, a second sitting room or the place for long Sunday lunches; it earns its keep whichever way you go. A porch with its own cloakroom WC keeps coats, shoes and muddy paws in one place, and there's a handy store off the hall.

Upstairs, the main bedroom has a large wardrobe area, bedroom two is another generous room, and the third bedroom makes an easy home office. A family bathroom and a landing cupboard complete the floor.

Then there's the garden. The corner position gives it real size, with paved seating areas, a covered spot for when the weather turns, and a small lawn for the little ones. The timber summerhouse has power, light and soft-touch tiled flooring. It's a home gym right now, but it would make a superb office, studio or den. And with vehicle gates at the rear, you can drive a car, a motorbike or even a motorhome straight into the garden if you want to.

For weekend walks, Ipsley Meadow, part of Arrow Valley Country Park, is close by. The Golden Goose carvery is just round the corner for Sunday lunch, and Matchborough First School Academy, with its own nursery, is within walking distance.

If you've been looking for space without giving up a friendly, close-knit street, this is the one to see. Call the team today to book your viewing.

Details:
Porch

Guest W/C

Hall

Lounge *4.16 x 5.45* Max

Kitchen/Dining Room *5.15 x 2.96*

Conservatory *2.62 x 3.81*

First Floor Landing

Bedroom One *4.20 x 3.00*

Bedroom Two *3.20 x 3.30*

Bedroom Three *3.20 x 2.11*

Bathroom *1.89 x 2.13*

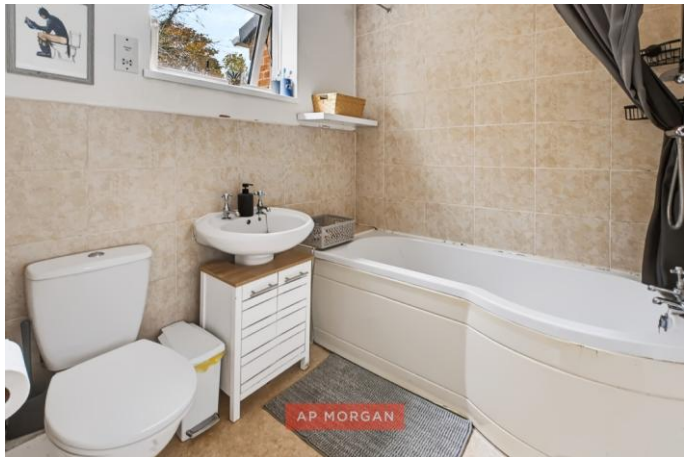
EPC Rating: C
Council Tax Band: A (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.













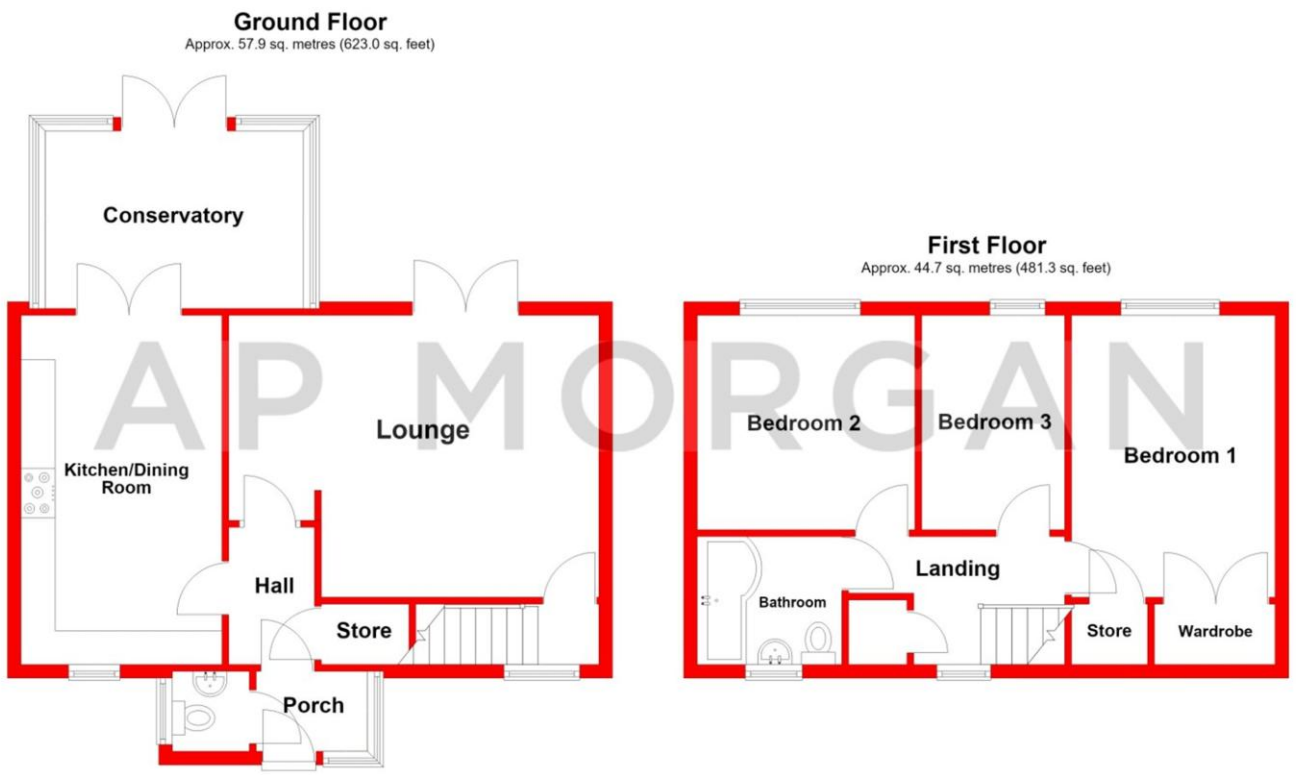
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