





A beautifully presented and tastefully decorated three bedroom family home located in a quiet private road on the edge of Mappleborough Green with only a handful of homes as neighbours. With a good quality open plan, contemporary breakfast kitchen and plenty of outside space, this wonderful family home offers bright and airy accommodation to suite the needs of the modern family.

In brief this lovely home comprises:-

APPROACH

The property is approached from the driveway parking area through a composite front door to:-

ENTRANCE HALLWAY

A bright welcoming hallway with tiling to floor, stairs rising to the first floor landing and doors off to:-

DUAL ASPECT LIVING ROOM

Being dual aspect so allowing lots of natural light to flood the room, with contemporary coal effect feature fire, useful understairs storage cupboard and windows to both side and front elevation.

CONTEMPORARY BREAKFAST KITCHEN

A high quality modern breakfast kitchen fitted with a range of eye and base level units and drawers with Quartz worksurfaces over, integrated Neff gas hob with extractor over, Neff electric oven and microwave,, integrated dishwasher, stainless steel sink unit, space and plumbing for washing machine, built-in boiler cupboard and integrated fridge freezer. A good size central island with storage under and breakfast bar area. The kitchen also has plenty of space for dining table and chairs. Tiling to to floor and splashback areas and French doors leading out into the rear garden.

GUEST CLOAKROOM

Fitted with a modern white suite comprising low flush WC and vanity wash basin with storage beneath.





LANDING

With loft access.

MAIN BEDROOM

A good size double bedroom with window to front elevation and built-in wardrobes. Door to:-EN SUITE

BEDROOM 2

Double bedroom with window overlooking the garden.

BEDROOM 3

A single bedroom with window to the rear elevation.

FAMILY BATHROOM

A modern white suite with high quality sanitaryware comprising low flush WC, vanity wash basin with storage beneath, panelled bath with electric shower over, fully tiled, extractor fan and with window to side elevation.

SOUTH WESTERLY FACING REAR GARDEN

A low maintenance, South Westerly facing rear garden with patio area for dining and entertaining with artificial lawn.

GARAGE AND DRIVEWAY PARKING

Single garage with light and power and driveway parking.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. Service charges for the private road upkeep £625 pa

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

VIEWING: By appointment only

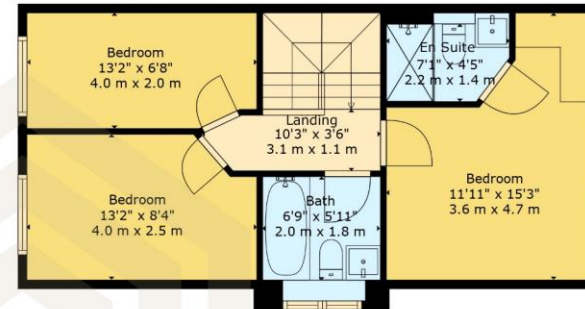
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

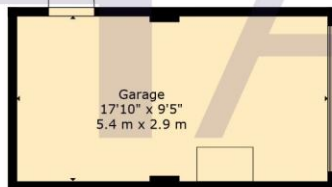
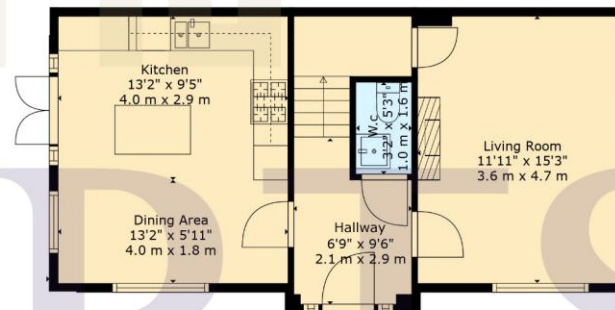




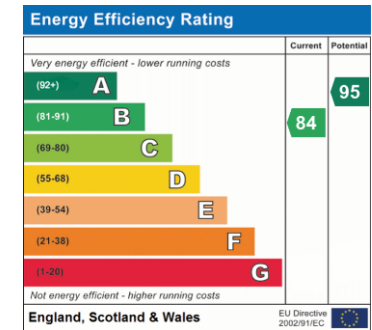




Floor 2



Floor 1



3 Packington Close, Redditch B98 0FZ

AGENTS FOR FINE HOMES

TOTAL: 1016 sq. ft, 94 m2

FLOOR 1: 508 sq. ft, 47 m2, FLOOR 2: 508 sq. ft, 47 m2

EXCLUDED AREAS: GARAGE: 169 sq. ft, 16 m2, PATIO: 306 sq. ft, 28 m2, GARDEN: 295 sq. ft, 27 m2

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