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Allan Morris
estate agents



'The Cedars', 4 Wilson Close,
Headless Cross,
Redditch,
Worcestershire.
B97 5AR

Allan Morris & Burford Limited. Registered in England and Wales, Company Number 6474924
Registered Office: 292 Evesham Road, Headless Cross, Redditch, Worcestershire. B97 5EP.

01527 919819

www.allan-morris.co.uk
redditch@allan-morris.co.uk



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292 Evesham Road, Redditch, B97 5EP



Price: £395,000



**‘The Cedars’
4 Wilson Close
Feckenham Road
Headless Cross
Redditch
B97 5DA**

Price: £395,000

‘The Cedars’ is located in an exclusive select development of only four dwellings, pleasantly nestled down a private driveway, off a well respected road in Headless Cross. This superior 4/5 bedroom executive dwelling offers NHBC certification from 2011, and energy performance rating ‘B’ efficiency.

This individually well designed detached dwelling amounting to 2,626 sqft offers generous and very flexible living accommodation ideal for extended families, built with quality fittings to the kitchen and a bedroom suite downstairs with a generous wet room.

Ground Floor

Reception Hallway; Cloakroom; Lounge; Dining Room; Kitchen with Breakfast Room; Utility; Guest Bedroom with En-Suite Bathroom and Wet Room and Bedroom Three/Office.

First Floor

Landing; Master Bedroom with 29 ft Annex room; Bedroom Four and Bathroom with separate Shower.

Outside

There is a Single Garage with block paved parking for up to four vehicles, a garden to the side and a patio area by the breakfast room for sitting out in the mornings. The rear garden has been skilfully designed with a generous decking area and retaining wall with cascading plants, and steps up to the raised lawn and bedding with gated access around to the frontage.



Total area: approx. 244.0 sq. metres (2626.9 sq. feet)

The purpose of this plan is to show the layout only.
Plan produced using The Mobile Agent.

4 Wilson Close

Viewing is strictly by prior appointment via the sole selling agents:
Allan Morris & Burford, 292 Evesham Road, Redditch, B97 5EP.
Telephone: (01527) 919819

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris & Burford Limited.

Allan Morris & Burford will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01527 919820.

VIEWING - By appointment with Redditch office at 292 Evesham Road, or telephone **01527 919819**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.

Wooden and obscure front door opening to:

RECEPTION HALLWAY 15'1" x 10'1" (4.59m x 3.07m) having a staircase to first floor, laminate flooring, five spot lights, double panel radiator, doors to kitchen/breakfast room, bedroom 1 and office, lounge and door to:

CLOAKROOM having low flush w.c, pedestal wash hand basin with mixer tap and splash back, single panel radiator, laminate floor, extractor fan and ceiling light.

KITCHEN AND BREAKFAST ROOM 20'0" x 15'2" reducing to 9'9" 'L' (6.09m x 4.62m) shaped having base and wall units with soft closures) having stainless steel single bowl and drainer and mixer tap and vegetable preparation bowl, work top surface, part tiled walls, hi-shine stone floor, built in fridge and freezer, Candy electric oven and grill, five ring gas hob, double cooker hood over, two t.v aerial points, telephone point, pull out larder store, space and plumbing for dishwasher, UPVC window to front, door to utility, eight spot lights, space for large breakfast table, single panel radiator, UPVC door decking area, door hall.

UTILITY 11'2" x 5'1" (3.40m x 1.54m) having work top surface, tiled floor, wall mounted Ideal central heating boiler, plumbing for washing machine and tumble dryer space, further appliance space, UPVC window to rear, extractor fan, ceiling light point, door to garage.

LOUNGE 21'2" x 13'7" (6.45m x 4.14m) (into bay) with UPVC bay window to front, two double panel radiator, tv aerial point, wall mounted stone atmospheric electric fire, two ceiling light points and double door to:

DINING ROOM 11'10" x 9'10" (3.60m x 2.99m) having UPVC door stepping out to private decking area, laminate flooring, double panel radiator and ceiling light point.

BEDROOM FIVE /OFFICE 10'1" x 10'0" (3.07m x 3.04m) having UPVC double door to rear, laminate floor, telephone point and ceiling light point.

MASTER BEDROOM 16'0" x 12'4" (4.87m x 3.75m) having UPVC window to rear, double panel radiator, ceiling light point and door to:

EN-SUITE BATHROOM WITH WET ROOM 12'4" x 9'8" (3.75m x 2.94m) reducing to **6'9"** (2.05m) having a luxury white suite comprising: low flush w.c., pedestal wash hand basin and mixer tap, corner bath with seat, wet room shower with mixer shower, tiled walls and floor, extractor fan, wall mounted chrome heated towel rail, shaver socket, two UPVC window to side, three spot light.

From the Reception Hallway a staircase leads to first floor.

ON THE FIRST FLOOR

LANDING having a skylight to front with shelf, access to loft space, four spot lights, doors to bedrooms 2, 3,4 and bathroom.

GUEST BEDROOM SUITE 22'9" x 12'5" (6.93m x 3.78m) having UPVC dormer window to rear, two single panel radiator, telephone point, t. v aerial point, skylight window to front, two ceiling lights and door to:

ANNEX ROOM 29'5" x 11'8" (x 3.55m) (maximum) having three skylight windows to front, two single panel radiators, telephone point, tv aerial point and three spot light. Airing Cupboard housing tank with pump and shelf.

BEDROOM THREE 22'9" x 11'9" (6.93m x 3.58m) having sky light window front, UPVC dormer window to rear, two single panel radiators, telephone point, t.v aerial point, two ceiling light points.

BEDROOM FOUR 12'0" x 8'6" (3.65m x 2.59m) having UPVC dormer window to rear, single panel radiator and ceiling light point.

BATHROOM having a white suite comprising: low flush w.c., pedestal wash hand basin, panel bath with hand held shower attachment, double shower cubicle with mixer shower, tiled walls and floor, chrome heated towel rail, extractor fan, three spot lights, UPVC dormer window to front.

OUTSIDE

SINGLE GARAGE 16'6" x 9'0" (5.02m x 2.74m) having three outside wall lights, a metal up and over door to front, and metal vehicular door to the rear storage area, door to utility and door to outside storage area, power and lighting.

GARDENS

FRONT There are block paved driveway to the front with off road parking for up to four vehicles, blue brick edge glower beds and side walling retaining side lawn. There is a gate to access to further storage area at side, there is a small stone path leading around to the rear.

REAR The garden has an excellent decking area for sitting out, with a curved block retaining wall with attractive recessed flower boxes with cascading plants, and a brick curved edge border with stones for low maintenance, 2 wall light points and a tap. The skilfully designed rear garden has rising steps up to the raised garden with lawn and side bark area. To the side of the lawn is fencing and a pedestrian gate to the frontage. There is a post and twisted stainless steel fencing and flower bedding and further fencing with small stone path leading down to the steps to the decking area by the breakfast room.

GENERAL INFORMATION

TENURE The vendor advises us that the property is **FREEHOLD**. Allan Morris & Burford Limited would stress that they have **not** checked the legal documentation to verify the status of the property, and would advise the buyer to obtain verification from their solicitor.

FIXTURES & FITTINGS Only those items expressly mentioned in these sales particulars will be included in the sale price.

DIRECTIONS From Redditch office take the Evesham Road towards Headless Cross and at the traffic lights take a left onto the Birchfield Road and then turning left into Feckenham Road and then after the bend in the road take a right down a private driveway (opposite the entrance to The Meadway), as indicated by the agent's 'For Sale' Board. Official property postcode B97 5DY.

EPC rating B AMRE: 0850