

AP MORGAN



St. Andrews Green, Kidderminster
Asking Price £180,000

Features:

- No onward chain
- Ideal first-time buy or investment opportunity
- Excellent no through road location
- Two double bedrooms
- Well-presented throughout
- Allocated parking
- Low maintenance rear garden
- Walking distance to Kidderminster Train Station

Description:

Offered with no onward chain, this well-presented two-bedroom home occupies a tucked-away position on a no through road, just a short walk from Kidderminster Train Station with direct links into Birmingham. Whether you're looking for your first home or your next investment, this is one that's well worth a look.

The ground floor offers a spacious lounge/diner overlooking the rear garden, with French doors providing direct access outside. The kitchen is well presented and fitted with a range of integrated appliances including an induction hob, dual oven and microwave.

Upstairs, both bedrooms are comfortable doubles, making the layout equally suited to couples, small families, guests or those working from home. Completing the first floor is a modern shower room featuring a generous walk-in shower enclosure.

The property also benefits from gas-fired central heating and double glazing throughout.

Outside, the rear garden has been designed with low maintenance in mind. An initial paved patio leads onto a lawn before reaching a further raised patio at the rear, creating separate areas to enjoy throughout the day, all enclosed by timber fencing. To the front, there is an allocated parking space along with additional visitor parking bays.

Location is another real advantage. Set just off Station Hill, you'll find Kidderminster Train Station within easy reach for



commuters, while the town centre, supermarkets, leisure facilities and everyday amenities are all close by.

Homes in convenient locations with no onward chain are always in demand. If this sounds like the move you've been waiting for, get in touch with our team to arrange your viewing.

Details:

Kitchen 3.00 x 3.64

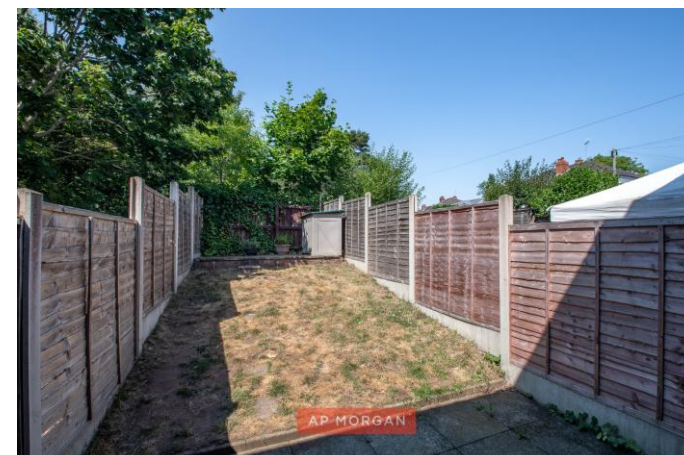
Lounge/Diner 5.28 x 3.64

First Floor Landing

Bedroom One 3.00 x 3.64

Bedroom Two 2.34 x 3.60

Shower Room 2.04 x 1.67



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

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 910 300, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

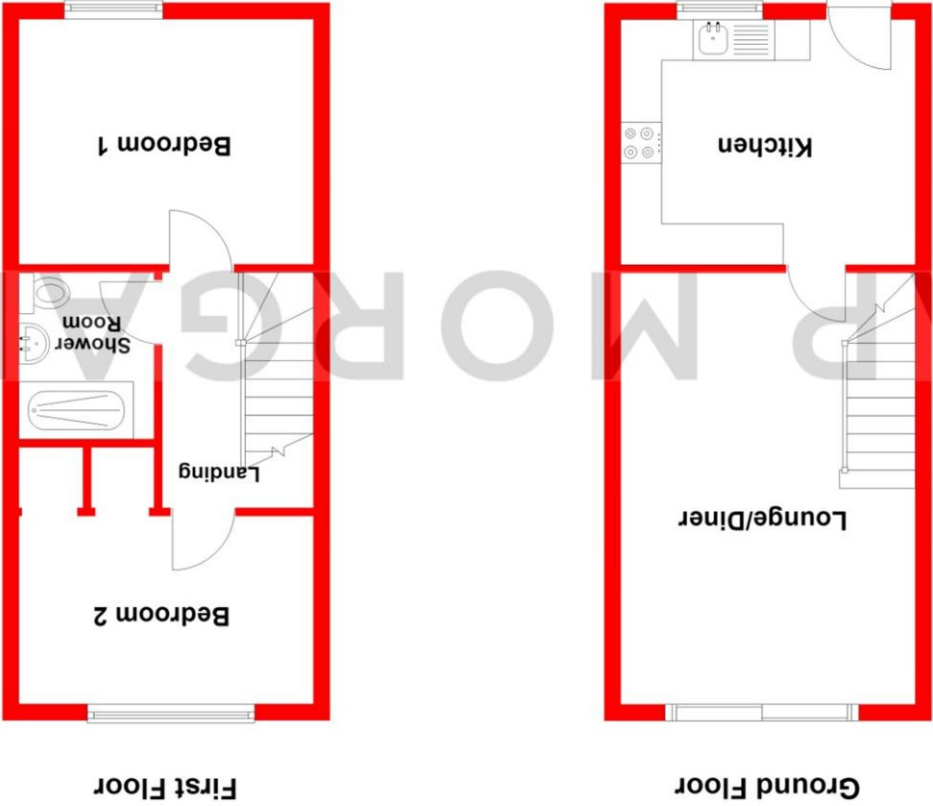
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 61.0 sq. metres (656.3 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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