

**AP MORGAN**



**Honeychurch Close, Smallwood, Redditch**  
Asking Price £160,000

### Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Mid-terraced property
- Four bedrooms
- Spacious kitchen
- Allocated resident and visitor parking
- Ideal location

### Description:

Auction: Guide Price of £160,000

This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

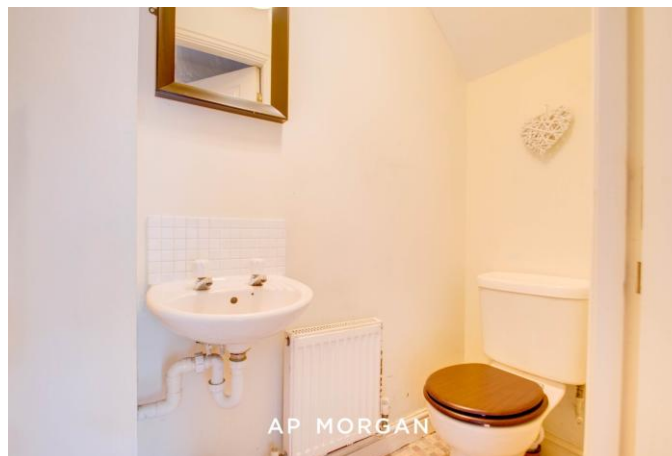
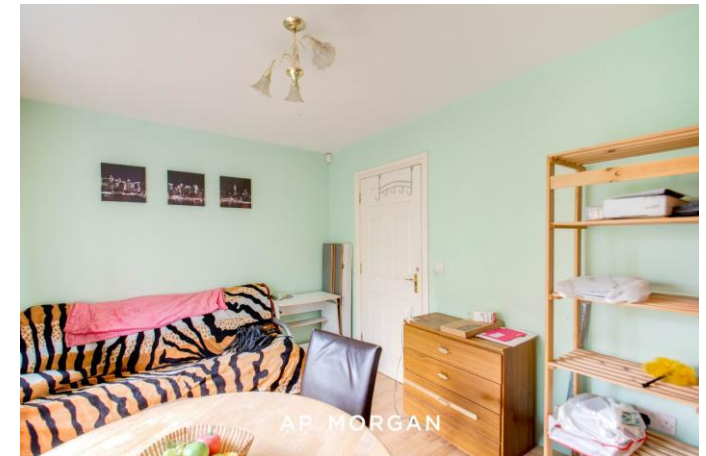
A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Introducing this mid-terraced property offering plenty of potential, with four bedrooms, a spacious kitchen, generous lounge space, and the additional benefits of allocated resident and visitor parking, situated in Smallwood, Redditch.

On arrival, the property presents an allocated parking space to the front, as well as a visitor space for additional parking, with bin storage located next to the entrance.

Upon entry, the ground floor welcomes you into the entrance hall, with the kitchen to the left, fitted with ample worktop and storage space, an integrated oven with a four-burner gas hob and extractor hood, and room for freestanding appliances. At the end of the hall is the lounge, a great space for relaxing, with French doors opening onto the rear garden. The ground floor also benefits from a WC fitted with a toilet and wash basin, along with stairs rising to the first floor.



The first floor opens onto the landing, which includes stairs leading to the second floor and three large cupboards offering excellent storage space. This floor also provides access to bedroom three, a double room with a large bay window; bedroom four, a single room ideal as an office or nursery; and the bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.

The second floor leads onto the landing, which includes an additional storage cupboard and access to bedroom one, a generous double room with a small en-suite comprising a wash basin and shower cubicle, and bedroom two, another spacious double.

Well situated, the property is close to an assortment of local amenities, being just a short walk from Redditch town centre. It is also conveniently placed for access to local bus routes, the local train station, and motorway networks, including the M5 and M42.

#### **Details:**

##### **Entrance Hall**

**Kitchen** 12'6" x 7'9" (3.8m x 2.36m)

**Lounge** 8'8" x 12' (2.64m x 3.66m)

##### **WC**

##### **Landing**

**Bedroom Three** 9'3" x 12' (2.82m x 3.66m)

**Bedroom Four** 12'6" x 6'2" (3.8m x 1.88m)

**Bathroom** 8'6" x 5'6" (2.6m x 1.68m)

##### **Landing**

**Bedroom One** 12'7" x 12' (3.84m x 3.66m) Both Max

**En-suite** 2'8" x 7'5" (0.81m x 2.26m)

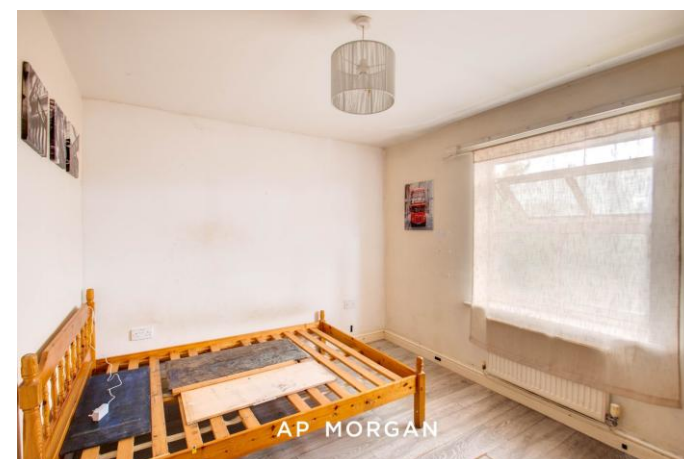
**Bedroom Two** 9'5" x 12' (2.87m x 3.66m)

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

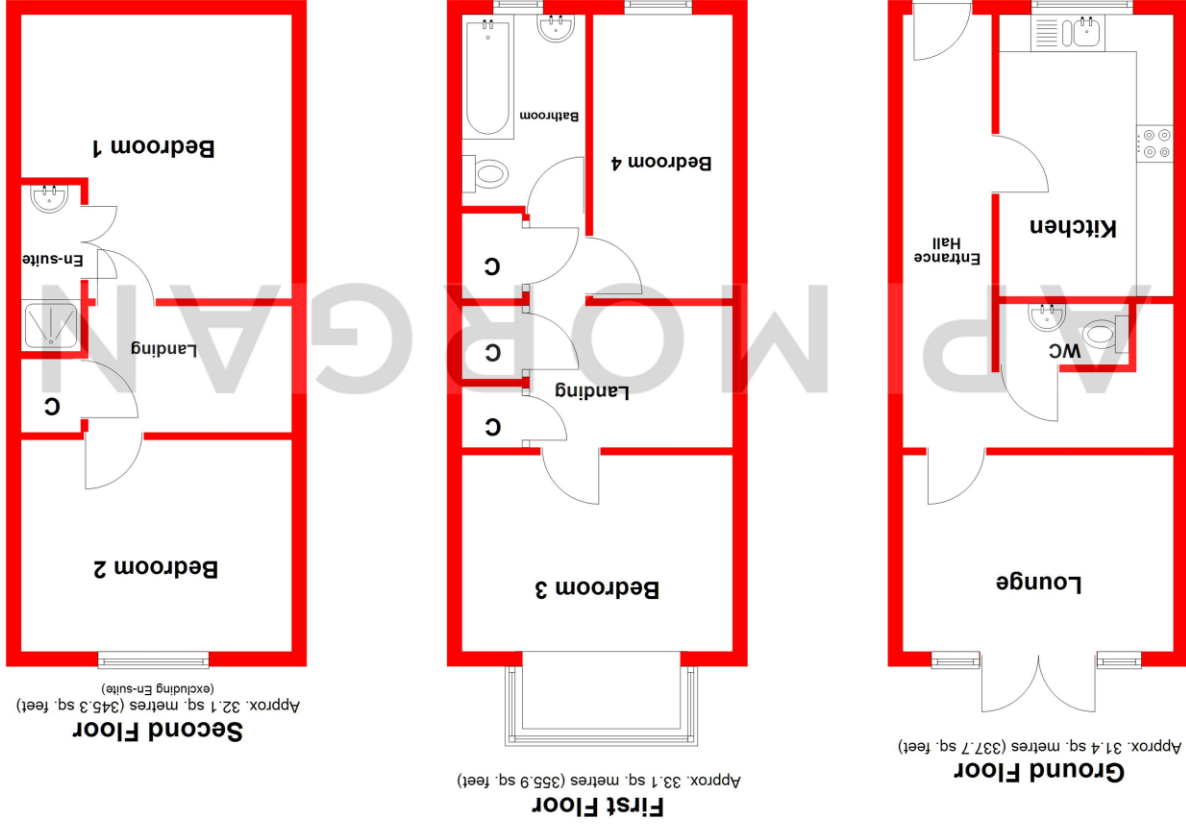
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 96.5 sq. metres (1038.9 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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