

**AP MORGAN**



**Hawthorn Road, Batchley, Redditch**  
Offers in excess of £270,000



**Features:**

- Three-bedroom family home
- Spacious lounge
- Kitchen/diner
- Separate utility room
- Downstairs WC
- Rear garden with access
- Driveway with EV charge point

**Description:**

This well-presented three-bedroom family home offers spacious accommodation, excellent practicality, and attractive outdoor space, making it ideal for modern living. Positioned in a popular residential area, the property benefits from a private driveway to the front alongside the added convenience of an electric vehicle charge point.

The ground floor comprises a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining. To the rear, a spacious kitchen/diner provides ample space for family meals and opens seamlessly to the garden. A separate utility room offers valuable additional storage and laundry space, while a downstairs WC enhances everyday convenience.

Upstairs, the property features three well-proportioned bedrooms and a contemporary shower room accessed from the central landing, creating comfortable accommodation for families, guests, or those working from home.

Outside, the rear garden is a real highlight, offering a good-sized lawn, patio seating area, and rear access. There is also the added potential for parking at the bottom of the garden via the back road, providing excellent flexibility for future use. To the front, the driveway offers off-road parking for multiple vehicles, further complemented by the EV charging point.

Situated in Batchley, this property is roughly 1.6 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, well regarded schooling catchments, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.





## Details:

### Hall

**Lounge** 13'3" x 13'8" (4.04m x 4.17m) max dimensions

**Kitchen/Diner** 9'11" x 20'5" (3.02m x 6.22m) max dimensions

**Utility** 19' x 6'5" (5.8m x 1.96m) max dimensions

**WC** 5'5" x 2'10" (1.65m x 0.86m)

### Landing

**Bedroom 1** 11'7" x 13'9" (3.53m x 4.2m) max dimensions

**Bedroom 2** 10' x 13'9" (3.05m x 4.2m) max dimensions

**Bedroom 3** 7'8" x 8'11" (2.34m x 2.72m)

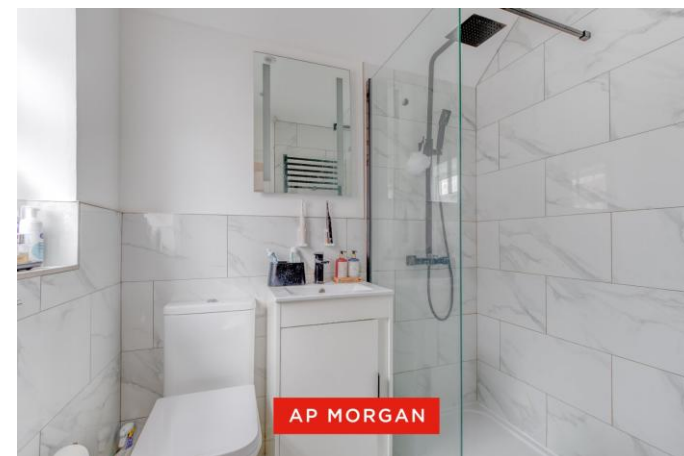
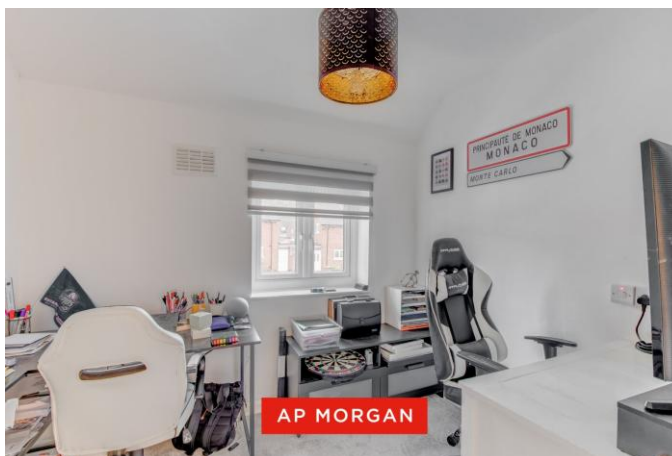
**Bathroom** 5'2" x 6'2" (1.57m x 1.88m)

**EPC Rating:** B

**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 406 956.



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Property to sell?

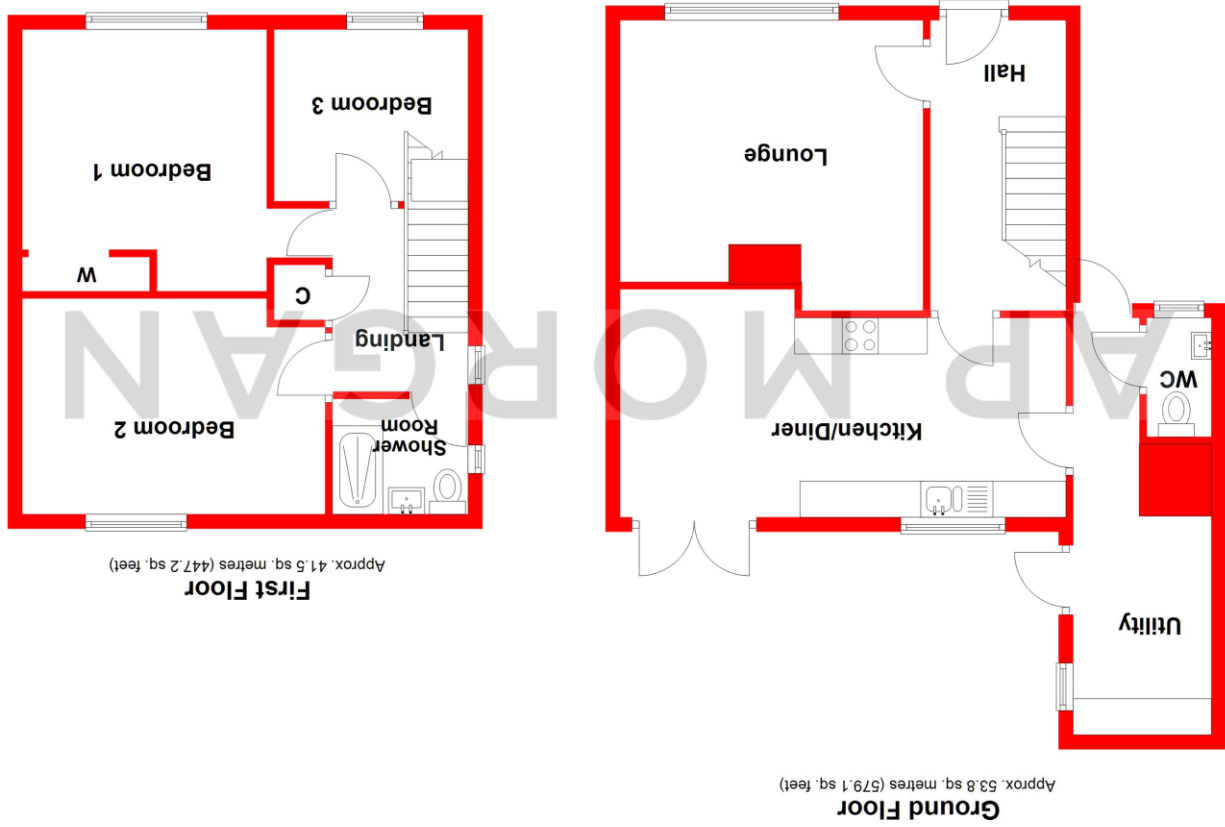
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