

**AP MORGAN**



**Shottery Close, Ipsley, Redditch**  
Offers in excess of £325,000

### Features:

- A beautifully presented three-storey family home
- Three well-proportioned double bedrooms,
- Open-plan living space
- Contemporary fitted kitchen
- Sitting room/game room and utility
- Family bathroom, ensuite and ground-floor WC
- Low maintenance rear garden
- Garage store space and driveway

### Description:

A beautifully presented three-storey family home, offers three bedrooms, an open-plan living space and off-road parking. This property is well situated on a secure gated development in Ipsley, Redditch.

To the front of the property is a driveway, providing off-road parking, forward access to the store space and side gate access to the rear garden.

The ground floor features a spacious hallway that leads to a versatile sitting room/games room, a large double bedroom, and a utility area with direct garden access. A convenient WC and a useful store room complete this level.

On the first floor, the heart of the home opens up with a spacious open-plan lounge/dining area, perfect for entertaining or relaxing. The contemporary fitted kitchen, with ample worktop and storage space provides everything needed for family meals or more formal occasions.

Upstairs on the second floor, the impressive bedroom one includes a modern en-suite bathroom, while a further double bedroom and a family bathroom offer flexibility and convenience for guests or children. Storage has also been thoughtfully included, with built-in wardrobes and an AC unit for added comfort.

Step outside to enjoy the low-maintenance landscaped garden, featuring a neatly designed artificial lawn, raised planters, and side gate access. A combination of paved and gravelled areas provides both visual appeal and practicality,



making this space perfect for entertaining or simply enjoying a peaceful evening outdoors.

Situated in Ipsley, this property is roughly 2.8 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

**Details:**

**Hall**

**WC** 6'5" x 2'10" (1.96m x 0.86m)

**Sitting Room** 9' x 8'6" (2.74m x 2.6m)

**Bedroom 3** 9'6" x 8' (2.9m x 2.44m)

**Utility** 9'1" x 6'8" (2.77m x 2.03m)

**Store** 6'7" x 8'6" (2m x 2.6m)

**Landing**

**Lounge/Dining Room** 25'9" x 8'9" (7.85m x 2.67m) max dimensions

**Kitchen** 9'1" x 6'8" (2.77m x 2.03m)

**Landing**

**Bedroom 1** 11'10" x 13'3" (3.6m x 4.04m) max dimensions

**Ensuite** 5'8" x 8'1" (1.73m x 2.46m) max dimensions

**Bedroom 2** 13'2" x 8'6" (4.01m x 2.6m) max dimensions

**Bathroom** 9'2" x 6'8" (2.8m x 2.03m)

**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).



## 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.

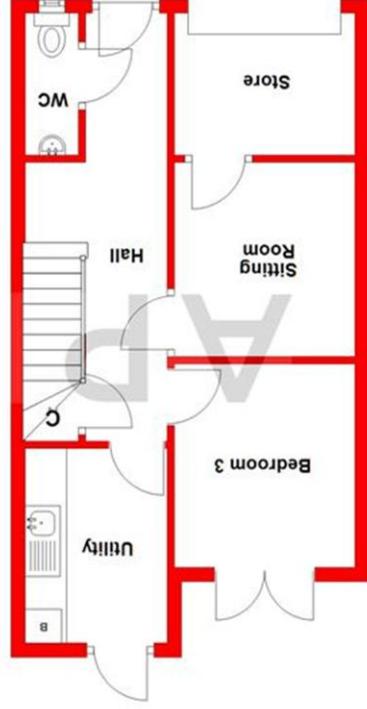
### Need a solicitor?

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.

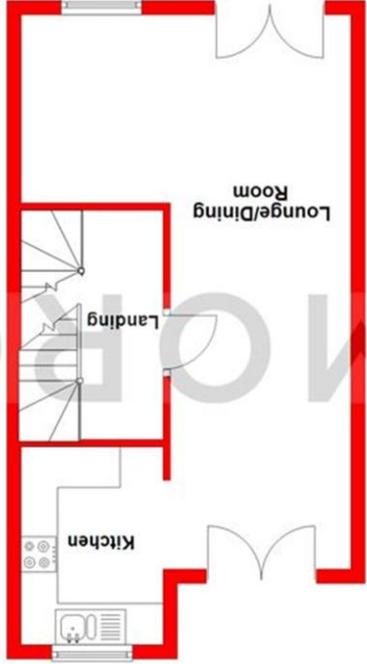
### Identity Checks

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 £39 + 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.

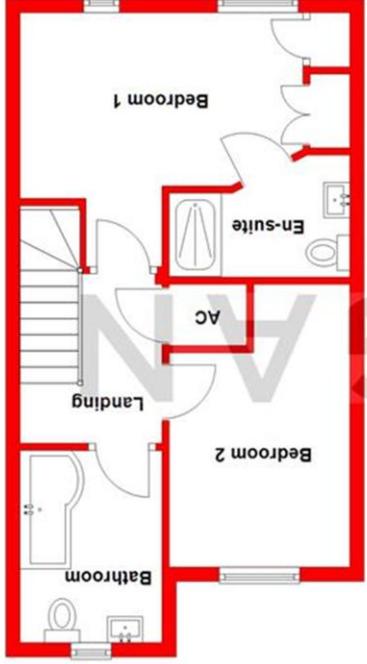
Ground Floor  
Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor  
Approx. 39.5 sq. metres (425.7 sq. feet)



Second Floor  
Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 117.6 sq. metres (1265.3 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 PlanUp.

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