

AP MORGAN



Brinklow Close, Matchborough West, Redditch
Offers in excess of £190,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- End of terrace home in a quiet Matchborough West close
- Three bedrooms: two doubles and one single
- Spacious lounge with sliding doors onto the garden
- Open-plan kitchen/diner, also with sliding doors onto the garden
- Downstairs wc alongside the main family bathroom
- Low maintenance rear garden, no mowing required
- Resident parking around the park and on the roadside

Description:

Spacious living areas. Low maintenance garden. No onward chain. This one makes family life simple.

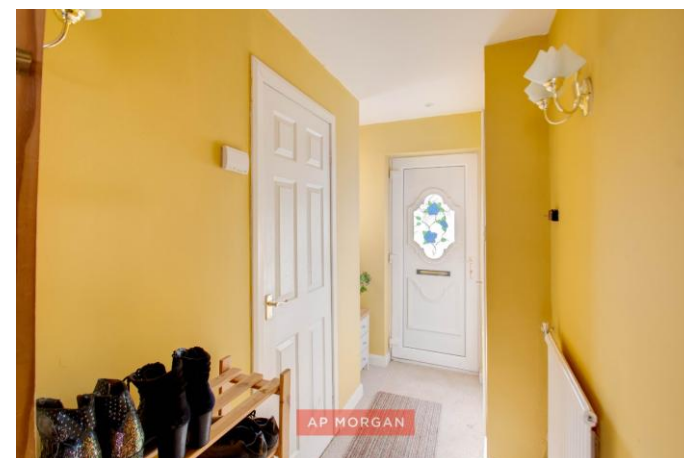
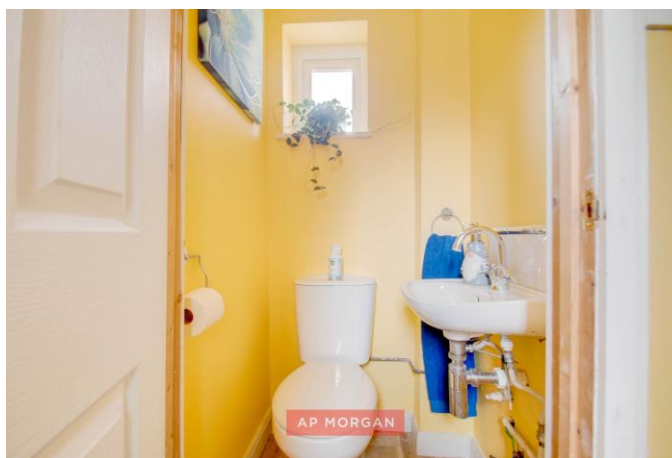
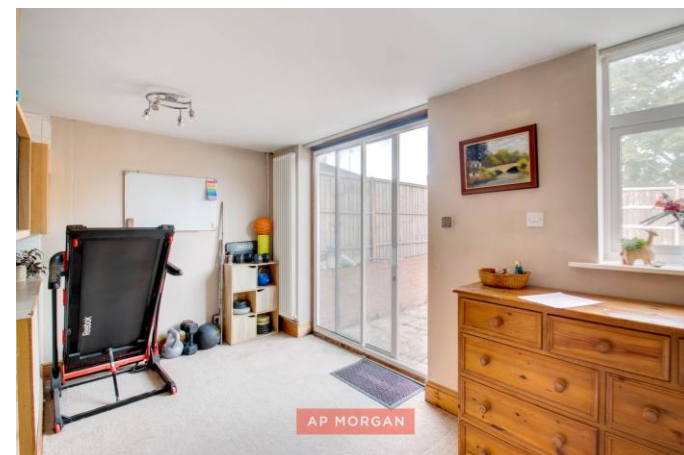
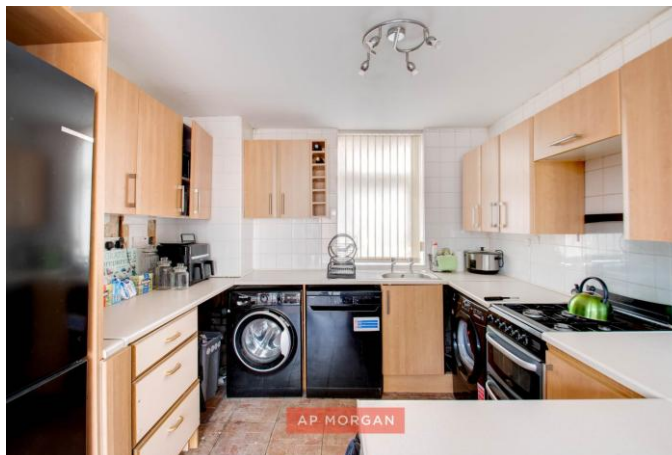
Situated in Matchborough West, this end of terrace home is a genuinely easy sell for families who want space without the price tag. Three bedrooms, a spacious lounge, and an open-plan kitchen/diner that both spill out onto the garden through sliding doors, plus a downstairs wc for busy mornings. It's offered with no onward chain, so there's no waiting around. And with Arrow Valley Park just around the corner, this is one of those spots where the lifestyle sells itself.

We asked them what made them buy it...

"The location is quiet, nearby to nice walks with Arrow Valley Park local, great links to motorway and close to well-regarded schools."

Our agents say...

This is a genuinely spacious end of terrace, and it's the kind of layout that just works for family life. Two doubles, one with fitted storage, and a single give you real flexibility, whether that's growing kids, a home office, or space for visiting family. The lounge and kitchen/diner both open onto the garden, so summer days become an extension of the living space rather than an afterthought. And speaking of the garden, it's low maintenance with no mowing needed, so you get all the outdoor space without the weekend upkeep.



Parking is sorted too, with resident parking around the park and on the roadside. Add in the quiet setting, the walks on your doorstep, and being close to well-regarded schools, and you've got a home that ticks the boxes for families wanting to put down roots. With no onward chain, this one's ready to move on quickly. Fancy a look? Get in touch and we'll get you booked in.

Details:

Entrance Hall

WC

Kitchen/Diner 17'8" x 14' (5.38m x 4.27m) Both Max

Lounge 13'8" x 13'8" (4.17m x 4.17m)

Landing

Bedroom One 13'9" x 9'9" (4.2m x 2.97m)

Bedroom Two 10'2" x 11' (3.1m x 3.35m)

Bedroom Three 10'6" x 6'9" (3.2m x 2.06m)

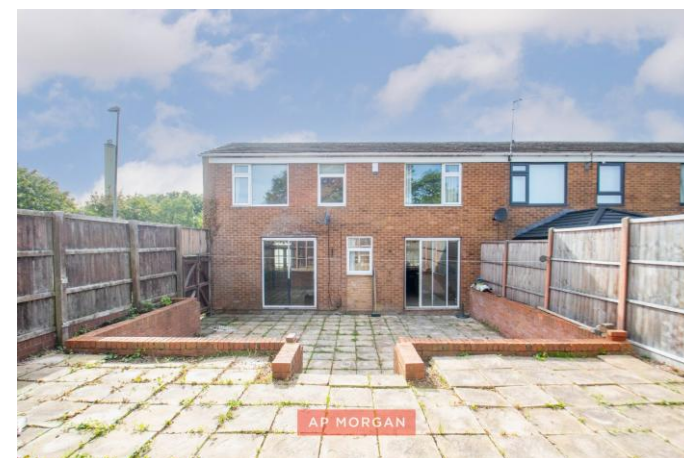
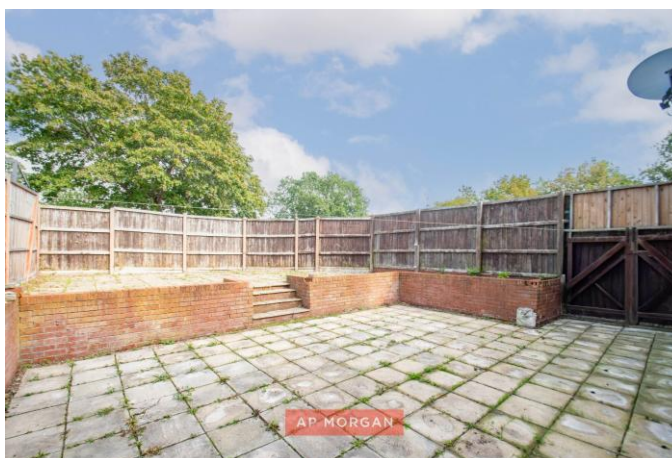
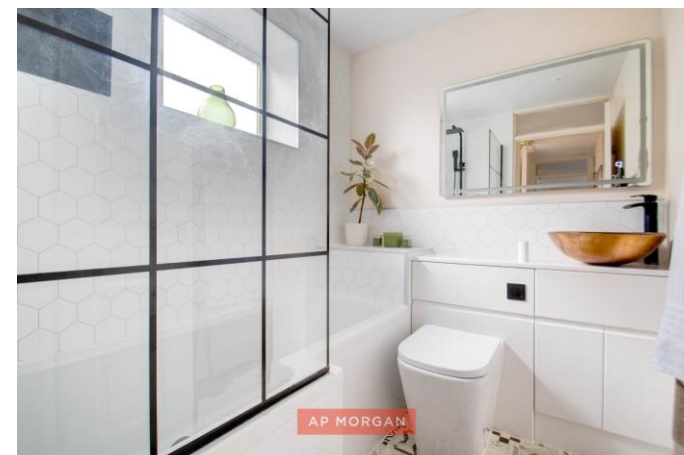
Bathroom 5'9" x 6'10" (1.75m x 2.08m)

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 406 956.



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 406 956, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

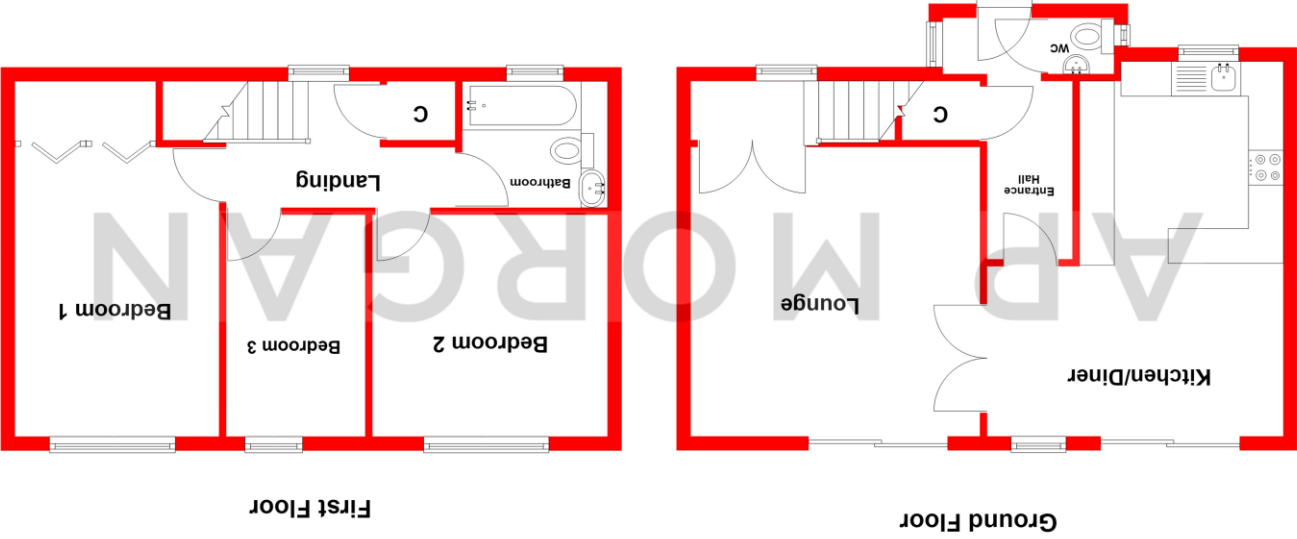
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 89.9 sq. metres (968.0 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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