

**AP MORGAN**



**Foxlydiate Crescent, Batchley, Redditch**  
Offers in excess of £200,000



### Features:

- Three well-sized bedrooms
- Two reception rooms
- Fitted kitchen, with pantry
- Large rear garden
- Ground floor WC and storage area
- Excellent renovation potential
- Close to local amenities, schools, and transport links

### Description:

This three-bedroom semi-detached property offers generous living space, a large garden, and fantastic scope for renovation—making it an ideal opportunity for families, first-time buyers, or investors looking to add value. Situated in a convenient residential area, this home provides easy access to local schools, shops, and transport links.

On the ground floor, the property comprises a welcoming porch leading into a hallway, a spacious lounge, and a separate dining room (currently used as a downstairs bedroom) with views over the rear garden. The kitchen provides a functional layout with ample storage options and access to a useful pantry and downstairs WC. There is also an adjoining storage area providing additional flexibility for utility or workspace needs.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious main bedroom and two further rooms suitable for children, guests, or home office use. A family bathroom completes the layout, featuring a bathtub with overhead shower, basin, and WC.

Externally, the property boasts a large rear garden—perfect for families and outdoor entertaining. The garden includes a shed, lawned area, and space for recreation. To the front, there is a lawned garden area with low brick boundary walls and on-street parking available.

While the home would benefit from modernisation, it presents an excellent opportunity to create a stylish family home tailored to your own taste and needs.



Ideally situated in Batchley, the property is a short distance to local shops and takeaways as well as being within close proximity to the Town Centre, bus and railway stations. The town of Redditch provides easy access to the Bromsgrove highway as well as motorway links (M42 and M5). There are excellent leisure facilities and the Kingfisher Shopping Centre.

**Details:**

**Porch** 3'2" x 6' (0.97m x 1.83m)

**Hall**

**Kitchen** 8'7" x 11'4" (2.62m x 3.45m)

**Lounge** 12'1" x 13'8" (3.68m x 4.17m) max dimensions

**Dining Room** 9'11" x 9'7" (3.02m x 2.92m)

**WC** 5'6" x 2'7" (1.68m x 0.79m)

**Storage**

**Landing**

**Bedroom 1** 11'9" x 13'10" (3.58m x 4.22m) max dimensions

**Bedroom 2** 12'1" x 9'7" (3.68m x 2.92m)

**Bedroom 3** 8'6" x 8'6" (2.6m x 2.6m)

**Bathroom** 6'6" x 6'8" (1.98m x 2.03m)

**EPC Rating:** D

**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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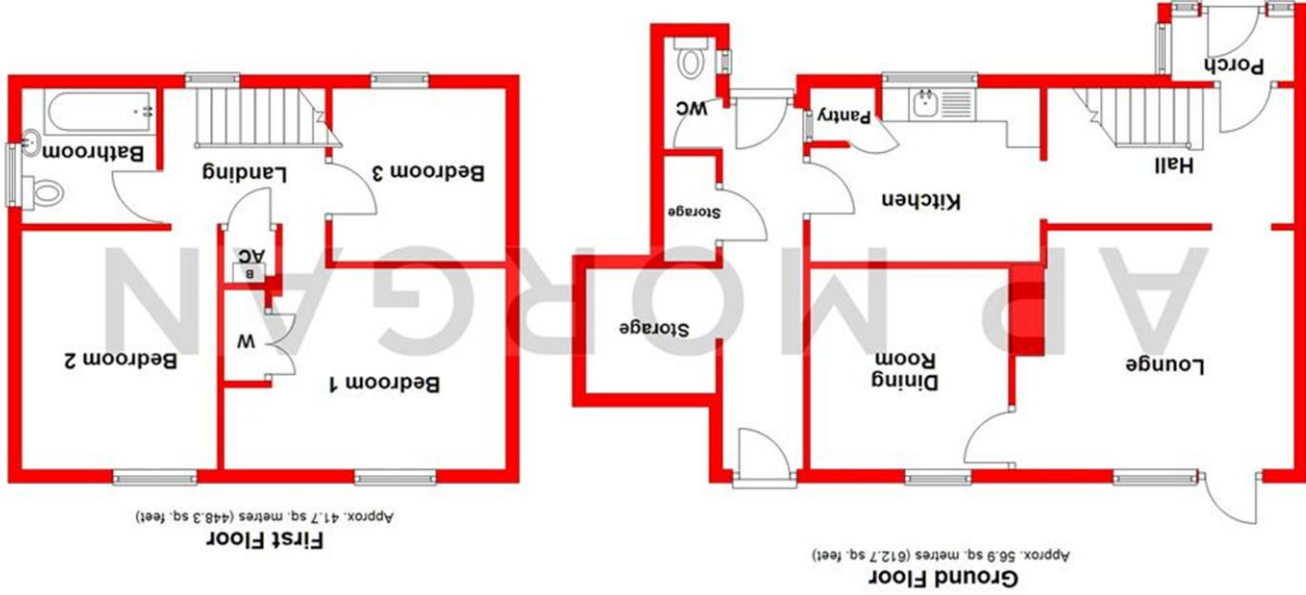
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