

**AP MORGAN**

**Huband Close, Abbeydale, Redditch**  
Offers in the region of £190,000

**Features:**

- Three-bedroom home
- Modern fitted kitchen
- Open-plan lounge/diner
- Kitchen access to living space
- Family bathroom & separate WC
- Landscaped front & rear garden
- On-street & communal parking

**Description:**

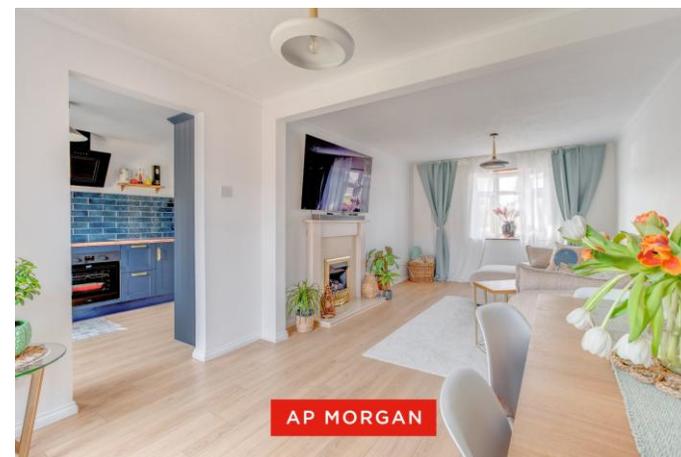
This beautifully presented three-bedroom home offers spacious and versatile accommodation, ideal for families or first-time buyers. Positioned in a convenient residential setting, the property benefits from on-street parking to the front and additional communal parking to the rear.

To the front, the property features a neatly maintained garden with a pathway leading to the entrance, enclosed by a fence which adds both privacy and kerb appeal.

Upon entering, you are welcomed into a bright hallway which leads through to the recently fitted kitchen, finished to a modern standard with ample storage and worktop space. From the kitchen, you continue through to a generous open-plan lounge and dining area running along the side of the property. This light-filled space is perfect for both relaxing and entertaining, offering a seamless flow between living and dining zones.

Upstairs, there are three well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home. A family bathroom and separate WC complete the first floor layout.

Externally, the landscaped rear garden has been thoughtfully designed for low maintenance while still offering an attractive and functional outdoor space. With a combination of lawn and patio areas, it is ideal for outdoor dining, entertaining, or simply enjoying the outdoors.



Occupying a great location, the property is nearby to Bordesley Abbey and the Needle Museum, along with having easy access to well-regarded local schools, shops and supermarkets. Redditch Town Centre is a 2.0 mile away boasting an assortment of further amenities including the local bus and railway stations.

Overall, this is a well-maintained home that combines modern updates with practical living space, all in a convenient location with excellent parking options.

#### Details:

#### Hall

**Kitchen** 10'4" x 8'6" (3.15m x 2.6m)

**Lounge** 12'3" x 10'8" (3.73m x 3.25m)

**Dining Room** 8' x 10'8" (2.44m x 3.25m)

#### Landing

**Bedroom 1** 11'11" x 13'8" (3.63m x 4.17m) max dimensions

**Bedroom 2** 8'6" x 13'8" (2.6m x 4.17m) max dimensions

**Bedroom 3** 8'4" x 9'2" (2.54m x 2.8m) max dimensions

**Bathroom** 5'4" x 4'11" (1.63m x 1.5m)

**WC** 5'4" x 2'9" (1.63m x 0.84m)

**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.



## 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?

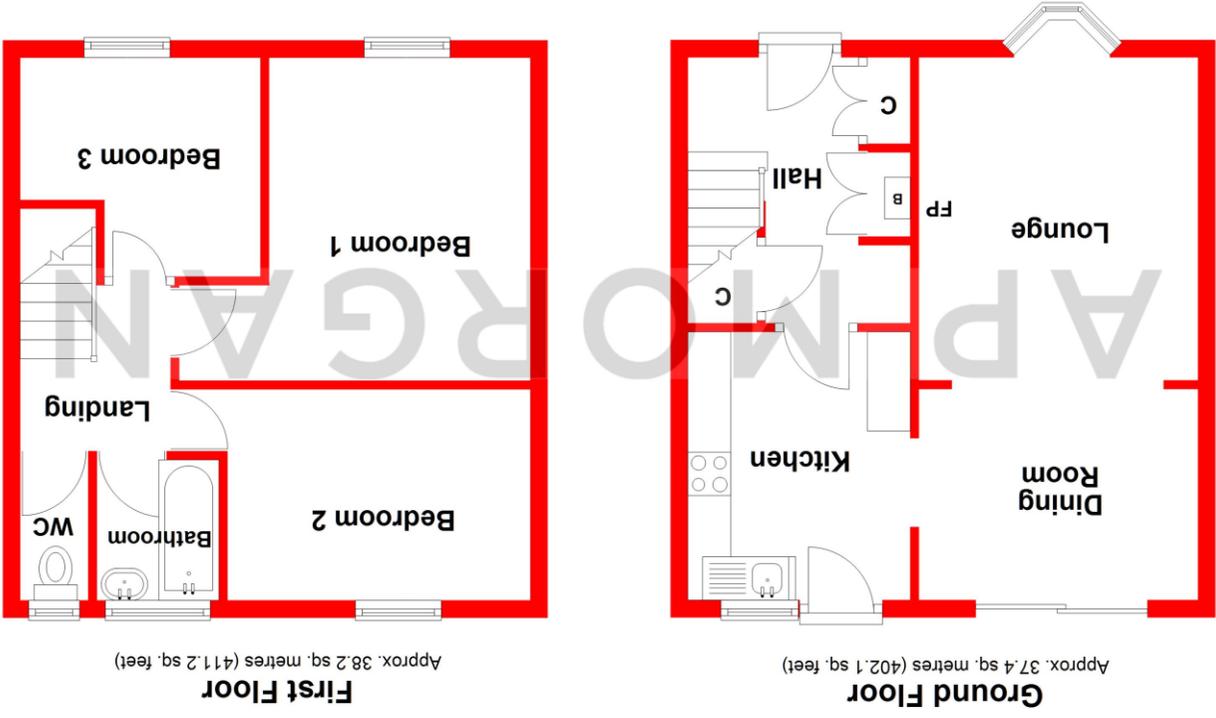
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### 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.



Total area: approx. 75.6 sq. metres (813.3 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 misstatement. 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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