

**AP MORGAN**

**Pedmore Close, Woodrow South, Redditch**  
Offers Over £170,000

### Features:

- \*\*\*Offered with no onward chain\*\*
- End-terrace family home
- Spacious lounge
- Kitchen/diner
- Three bedrooms
- Bathroom and separate WC
- Private rear garden
- Ample communal parking

### Description:

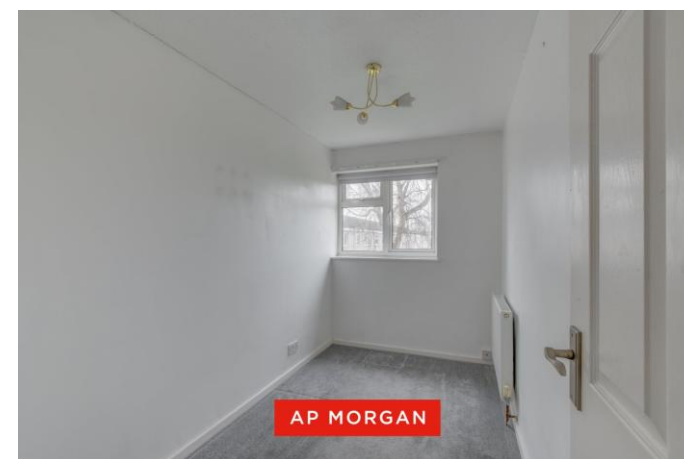
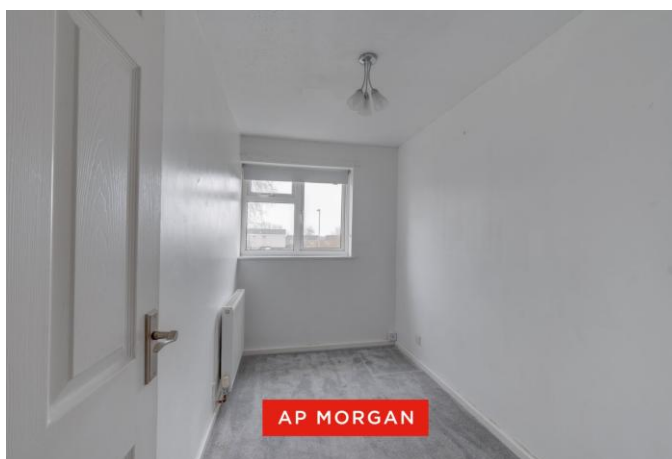
This well-proportioned end-terrace home offers comfortable family living arranged over two floors and is available with no onward chain, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor features a welcoming entrance hall leading into a generous lounge, providing a bright and versatile living space, along with access to the rear garden. The kitchen/diner offers ample space for everyday cooking and dining, creating a practical and sociable room well suited to modern living.

Upstairs, the first floor comprises three well-sized bedrooms, offering flexibility for family life, home working, or guest accommodation. The accommodation is completed by a family bathroom and a separate WC, adding convenience for busy households.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation. To the front, residents enjoy ample communal parking, ensuring convenient and stress-free parking for both homeowners and visitors.

The property offers good access to local amenities, schooling, supermarkets and the Alexandra Hospital. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, bars and cinema, along with the local bus and railway stations. Motorway networks M5 and M42 are easily accessible.



**Details:**

**Hall**

**Lounge** 16'6" x 15'8" (5.03m x 4.78m) max dimensions

**Kitchen/Diner** 16'7" x 7'9" (5.05m x 2.36m)

**Landing**

**Bedroom 1** 10'8" x 11'7" (3.25m x 3.53m)

**Bedroom 2** 10'6" x 6' (3.2m x 1.83m)

**Bedroom 3** 10'6" x 5'10" (3.2m x 1.78m)

**Bathroom** 5'9" x 4'10" (1.75m x 1.47m)

**WC** 2'4" x 4'9" (0.7m x 1.45m)



**EPC Rating:** D

**Council Tax Band:** A (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?

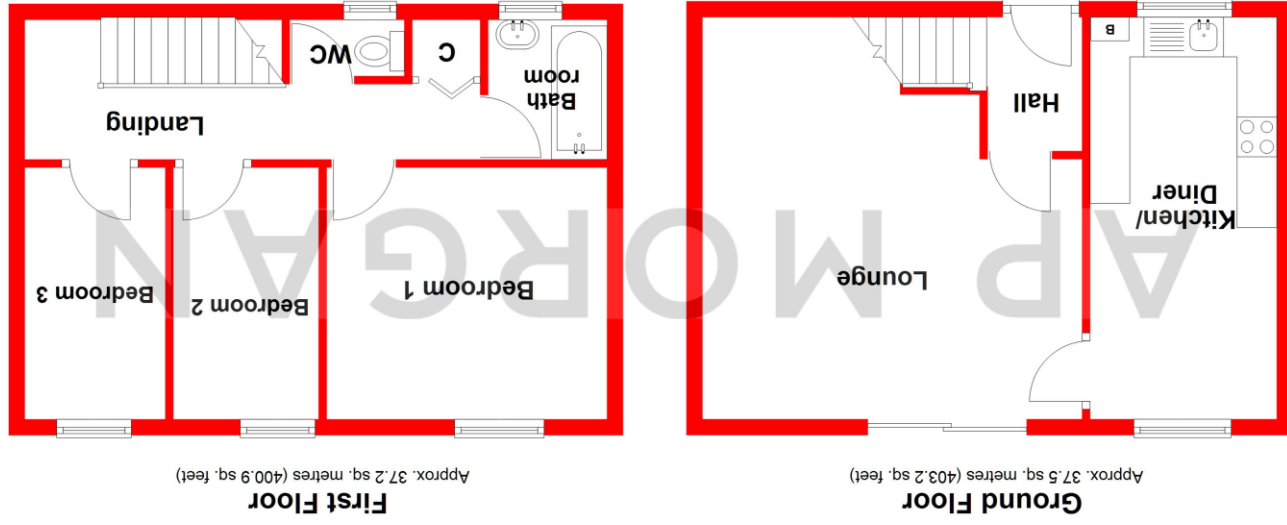
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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. 74.7 sq. metres (804.1 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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