

**AP MORGAN**



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

**Features:**

- \*\*Offered with no onward chain\*\*
- Three bedrooms
- Lounge plus conservatory
- Kitchen/diner
- Bathroom and separate WC
- Enclosed rear garden, with rear gate access
- Communal parking
- Ample storage throughout

**Description:**

A well-proportioned three-bedroom mid-terrace home offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors.

The ground floor comprises an inviting entrance hall leading to a generous lounge, providing a comfortable space for relaxing or entertaining. To the rear, a bright conservatory offers valuable additional living space with pleasant views over the garden and direct access outside. The fitted kitchen/diner ample room for everyday dining and meal preparation. Useful storage cupboards are positioned throughout the home, enhancing everyday practicality.

Upstairs, the first-floor hosts three well-proportioned bedrooms, offering flexible accommodation for families, guests, or home working. A family bathroom serves the bedrooms, complemented by a separate WC for added convenience.

Externally, the property benefits from an enclosed rear garden with a combination of decking and lawn areas, ideal for outdoor seating and low-maintenance enjoyment. A rear gate provides useful access to the garden, and the property further benefits from communal parking nearby.

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:**

**Porch** 2'10" x 3'1" (0.86m x 0.94m)

**Hall**

**Kitchen/Diner** 16'7" x 7'8" (5.05m x 2.34m)

**Lounge** 10'7" x 15'8" (3.23m x 4.78m)

**Conservatory**

**Landing**

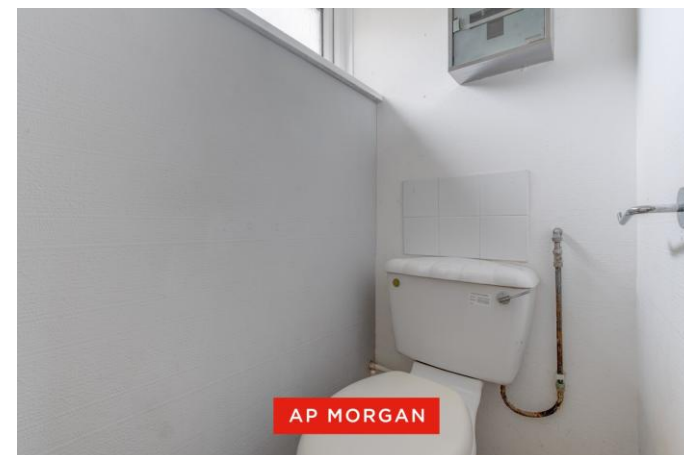
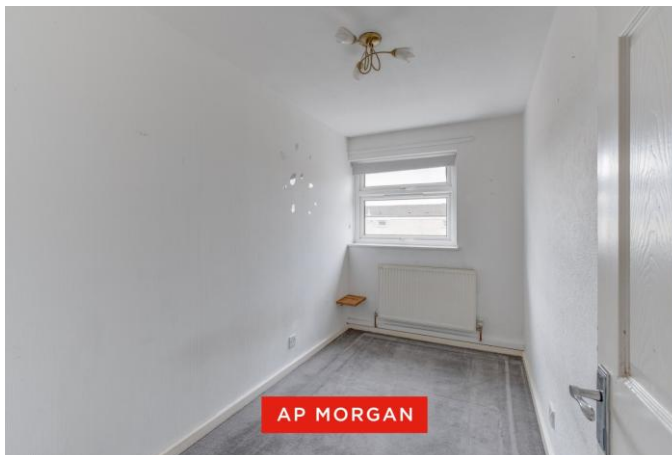
**Bedroom 1** 10'8" x 11'7" (3.25m x 3.53m)

**Bedroom 2** 10'8" x 6' (3.25m x 1.83m)

**Bedroom 3** 10'8" x 5'10" (3.25m x 1.78m)

**Bathroom** 5'10" x 5'2" (1.78m x 1.57m)

**WC** 2'10" x 4'9" (0.86m x 1.45m)



**EPC Rating:** C

**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?

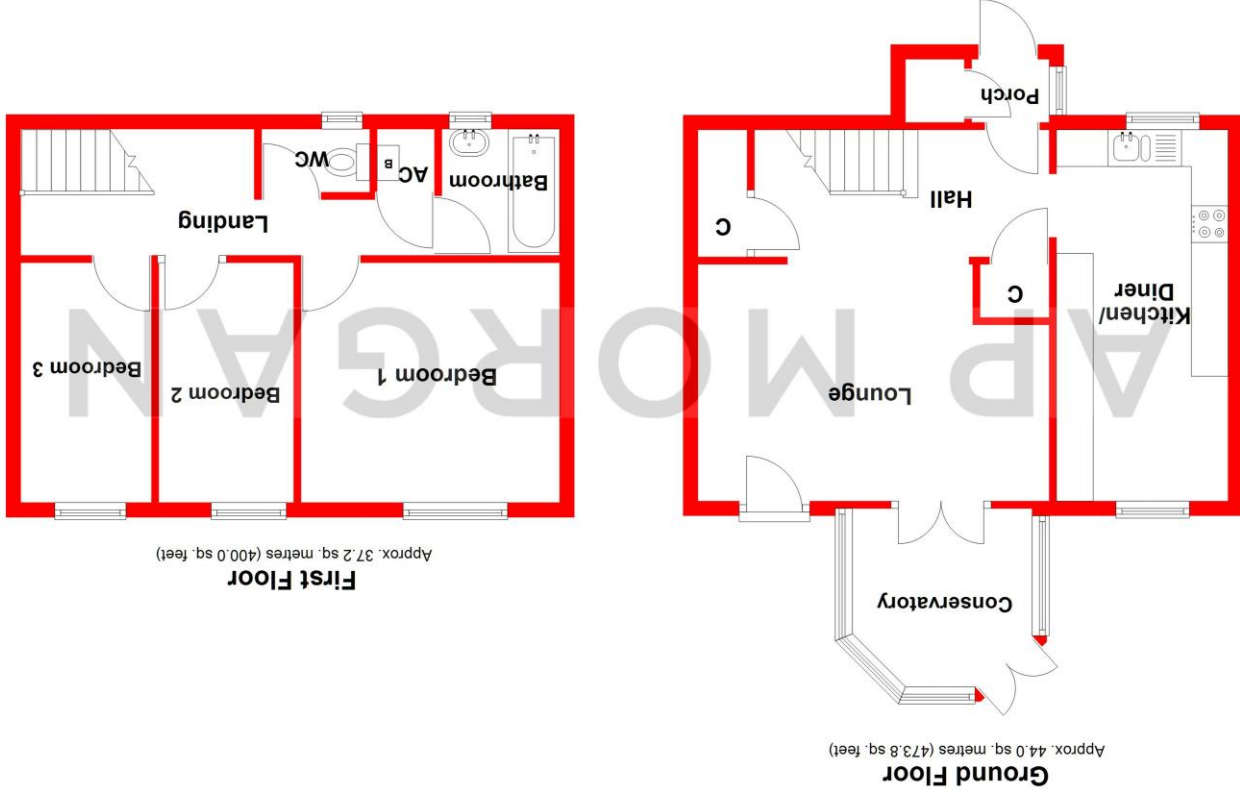
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 81.2 sq. metres (873.8 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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