

AP MORGAN



Priors Oak, Batchley, Redditch
Offers in the region of £170,000

Features:

- **Offered with no onward chain**
- Two-bedroom mid-terrace
- Spacious living space
- Fitted kitchen
- Enclosed rear garden
- Communal & on-street parking

Description:

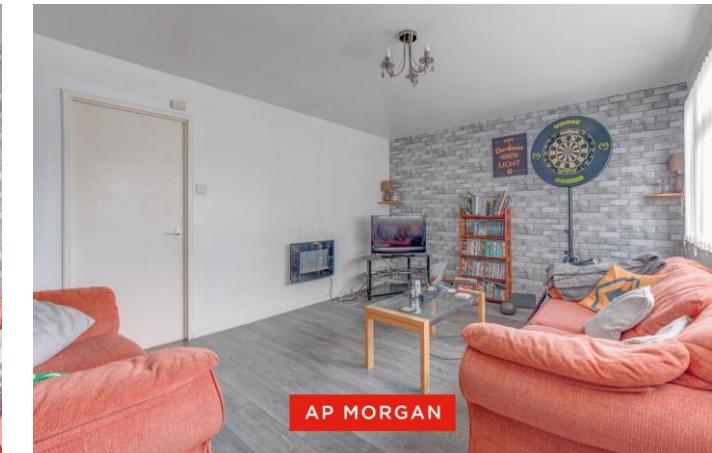
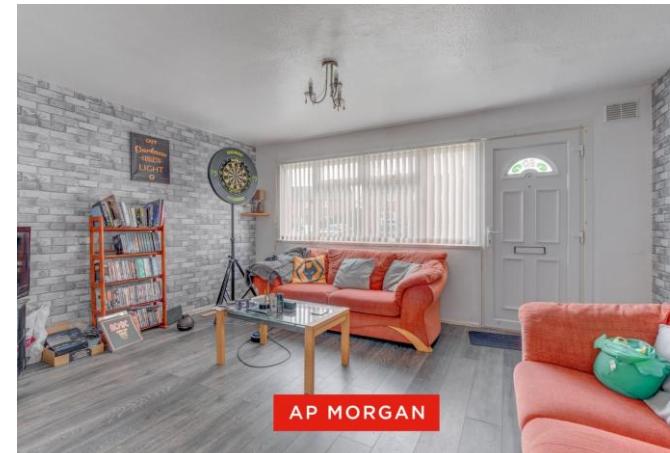
Offered with no onward chain, this two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors, or buyers looking to personalise a property to their own taste. Conveniently located within a residential setting, the property benefits from communal parking, making day-to-day living easy for both residents and visitors.

The property is entered via the front door into the lounge, a bright and comfortable living space with a front aspect. To the rear of the property is the hall and staircase, which lead through to the fitted kitchen offering practical storage and workspace, along with access to additional storage areas. The layout provides a functional flow and good separation between living and practical areas.

Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom, arranged around the landing.

Externally, the home enjoys an enclosed rear garden with pathway and useful outbuilding/storage, providing potential for outdoor seating, gardening or further enhancement. To the front, the property overlooks a communal area with parking available nearby.

With its appealing layout, good-sized accommodation and scope to improve, this property represents a great opportunity. Early viewing is recommended.



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:

Lounge 11'3" x 15'2" (3.43m x 4.62m)



Hall

Kitchen 12'7" x 9'4" (3.84m x 2.84m)



Landing

Bedroom 1 10' x 15'2" (3.05m x 4.62m) max dimensions



Bedroom 2 13'10" x 7'10" (4.22m x 2.4m) max dimensions



Bathroom 5'5" x 6'3" (1.65m x 1.9m)



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.



No statement in these details is to be relied upon as representing a fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Identify Checks
Estates 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.

Identity Checks

on cost and very reliable. Just ask for a quote.

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

If you need to sell a property in order to buy, you idea to be on the market at least (and preferably Solid STC) viewwing, otherwise you may lose out to other buyers who can get your property, live, quickly. Just book a free view and we will visit your property and discuss your needs

PROPERTY TO SELL

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgagage deal. They typically achieve mortgagage 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

How can we help you?

