

AP MORGAN



Priors Oak, Batchley, Redditch
Offers Over £160,000

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.

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

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.

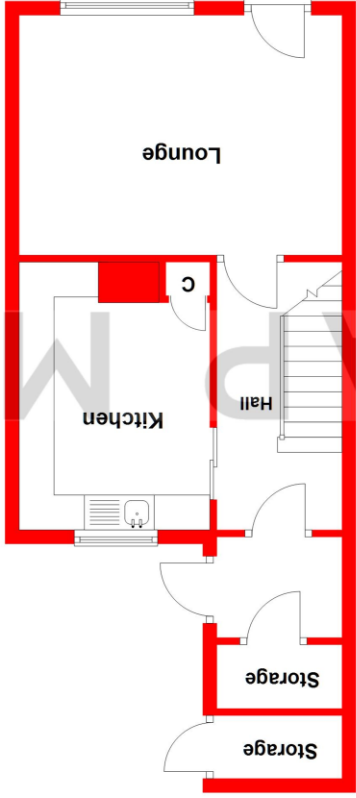
Need a solicitor?

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.

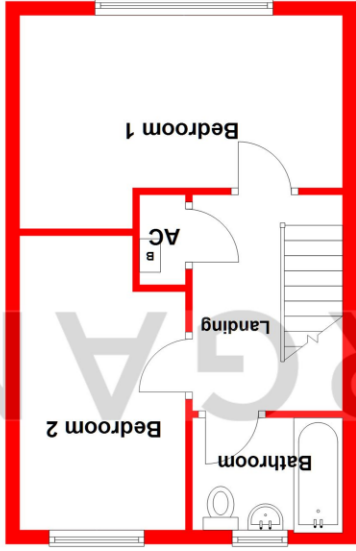
Identity Checks

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.

Ground Floor
Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 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 PlanLd.

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