

AP MORGAN



Byron Road, Headless Cross, Redditch
Offers in the region of £70,000

Features:

- **No onward chain**
- First-floor flat
- Separate bedroom
- Bright living area
- Fitted kitchen
- Shower room
- Built-in storage
- Convenient Headless Cross location

Description:

A well-presented first-floor flat, offered to the market with no onward chain, and ideal for first-time buyers, downsizers, or investors alike. Situated in the popular Headless Cross area of Redditch, the property forms part of a well-maintained residential block and enjoys a convenient position close to local shops, transport links, and Redditch town centre.

The accommodation is accessed via a communal entrance and opens into a welcoming hallway. From here, there is access to a generously sized living area, providing flexible space for both relaxation and dining. The property further benefits from a separate fitted kitchen, featuring a range of units, ample worktop space, and room for essential appliances.

The property benefits from a separate bedroom, offering a peaceful and private sleeping space. Further accommodation includes a modern shower room fitted with a contemporary suite. Additional built-in storage cupboards enhance the practicality of the layout.

Externally, the building is set back from the road with a neatly maintained frontage and hedging, creating a pleasant and established setting. The location offers excellent access to local amenities, schools, and eateries, as well as convenient travel links, including swift connections to the M5 and M42 motorways.



Details:

Hall

Living Area 12'7" x 10'6" (3.84m x 3.2m) max dimensions

Bedroom 9'5" x 6'5" (2.87m x 1.96m)

Kitchen 8'11" x 5'3" (2.72m x 1.6m)

Shower Room 6'11" x 4'11" (2.1m x 1.5m)



EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.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?

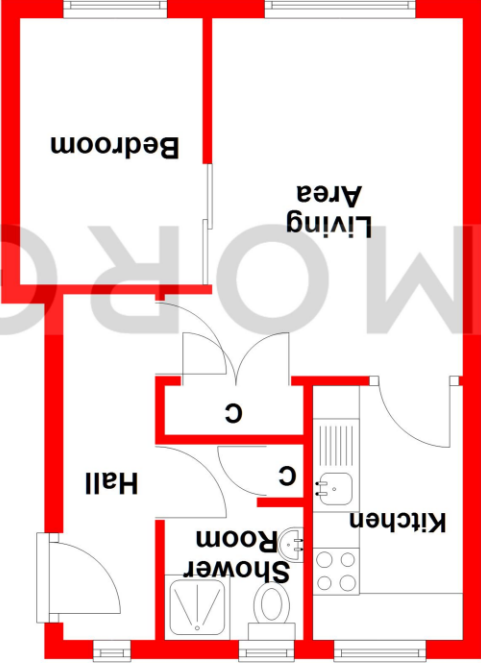
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 £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.

First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 35.4 sq. metres (381.1 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.

No statement in these details is to be relied upon as representation of 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 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 or the vendors. 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.