

AP MORGAN



Cedar Park Road, Batchley, Redditch
Guide Price £140,000

Features:

- **Offered with no onward chain**
- First floor flat
- Open-plan kitchen/living room
- Double bedroom
- Modern bathroom
- Allocated parking space
- Well-maintained development

Description:

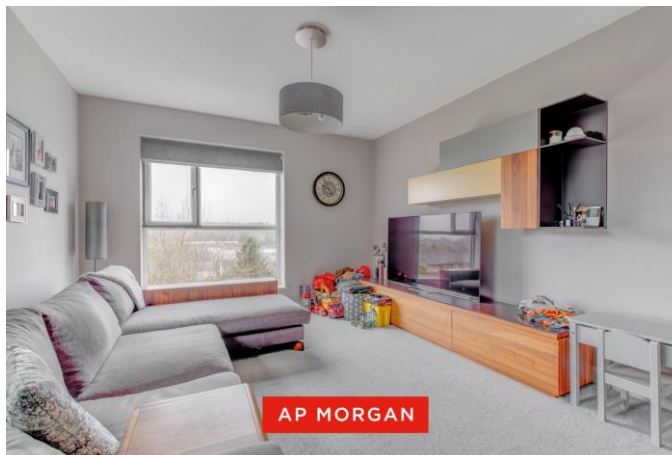
This well-presented first floor flat offers a practical and comfortable layout, ideal for first-time buyers, downsizers, or investors alike. Set within a modern residential development, the property benefits from an allocated parking space and is offered to the market with no onward chain.

The accommodation is arranged around a central hallway and includes a bright, open-plan kitchen/living room, providing a versatile space for both everyday living and entertaining. The kitchen is neatly fitted with a range of units and integrated appliances, while the living area enjoys good natural light, creating a welcoming atmosphere.

The property further comprises a well-proportioned bedroom and a modern bathroom fitted with a white suite. The layout is efficient and well balanced, making the most of the available space

Externally, residents benefit from well-maintained communal areas and the convenience of an allocated parking space, adding to the overall appeal. With its combination of a popular first floor position, allocated parking, and no onward chain, this property represents an excellent opportunity for a wide range of buyers.

Situated in Batchley, this property is less than a mile from the Redditch town centre, this position offers access to an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



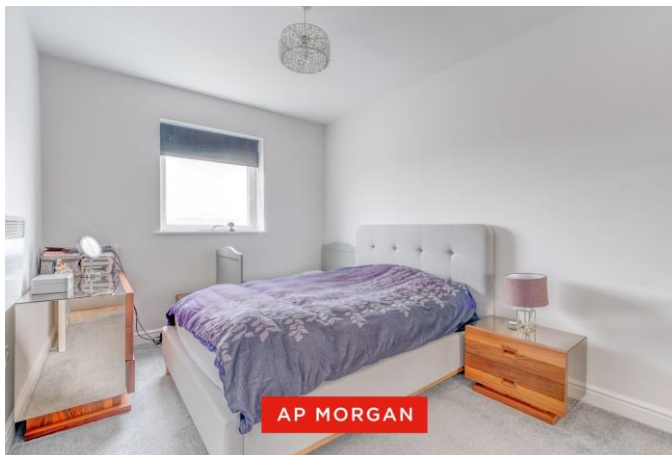
Details:

Hall

Kitchen/Living Room 22'4" x 11'11" (6.8m x 3.63m)

Bedroom 14'6" x 9'6" (4.42m x 2.9m) max dimensions

Bathroom 7'9" x 6' (2.36m x 1.83m)



EPC Rating: B

Council Tax Band: B (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?

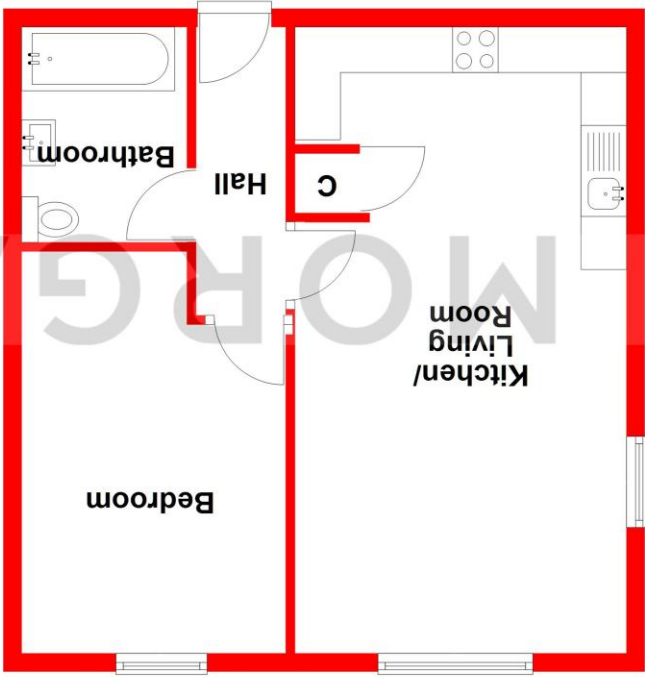
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 45.6 sq. metres (490.5 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 PlanUp.

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