

AP MORGAN



Tidbury Close, Walkwood, Redditch
Offers in excess of £170,000

Features:

- **Offered with no onward chain**
- Enclosed end terrace
- Lounge/dining room
- Fitted kitchen
- Conservatory
- Double bedroom
- Large rear garden
- Allocated parking space

Description:

This well-presented enclosed end terrace property offers an excellent opportunity for first-time buyers, downsizers, or investors alike, and is available with no onward chain.

The ground floor accommodation comprises a welcoming entrance hall leading into a bright and spacious lounge/dining room, ideal for both relaxing and entertaining. The adjoining kitchen is thoughtfully laid out, providing ample storage and workspace, while the conservatory to the rear creates a versatile additional living area with pleasant views over the garden and direct access outside.

Upstairs, the property features a generously sized double bedroom along with a well-appointed bathroom. The layout has been designed to maximise space and comfort, making it a practical home.

Externally, the property benefits from a large rear garden, offering excellent potential for outdoor dining, gardening, or simply enjoying the open space. To the front, there is the added advantage of one allocated parking space, ensuring convenience for homeowners and visitors.

Situated in a desirable and tucked-away position, this charming home combines privacy, practicality, and potential, making it a must-see for those seeking a low-maintenance property in a convenient location.



Details:

Hall

Kitchen 7'3" x 5'10" (2.2m x 1.78m)

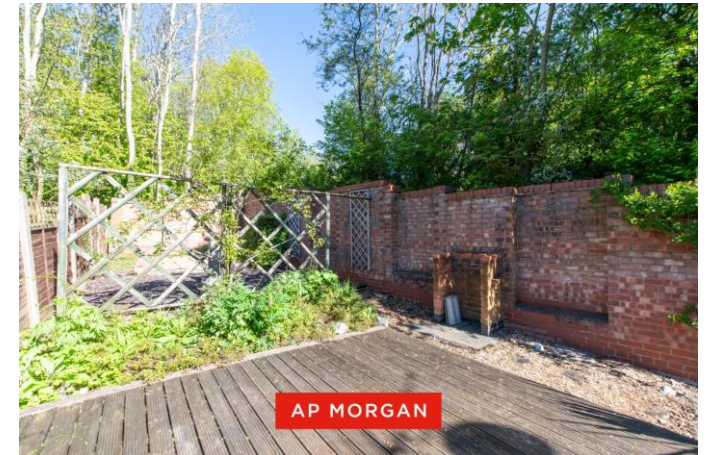
Lounge/Dining Room 12'8" x 12' (3.86m x 3.66m)

Conservatory 9'5" x 8'8" (2.87m x 2.64m)

Landing

Bedroom 13'1" x 8'8" (4m x 2.64m)

Bathroom 6'2" x 5'9" (1.88m x 1.75m)



EPC Rating: To be confirmed

Council Tax Band: B (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?

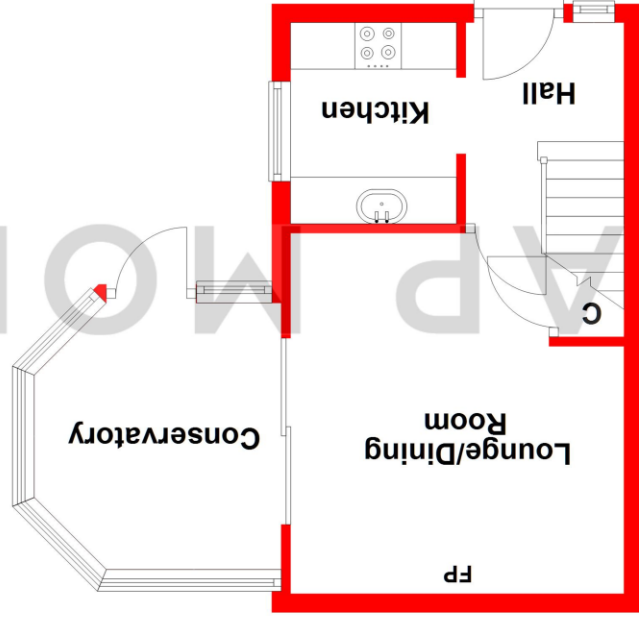
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

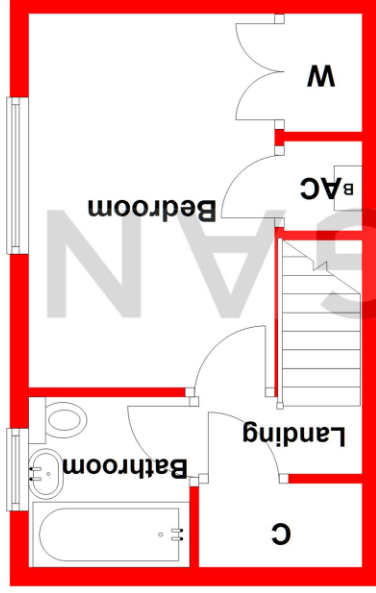
Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 51.3 sq. metres (552.4 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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