

AP MORGAN



Oak Tree Avenue, Batchley, Redditch
Offers in excess of £100,000

Features:

- First floor maisonette
- One bedrooms
- Spacious lounge
- Well-fitted kitchen/diner
- Great rear garden
- On-street parking

Description:

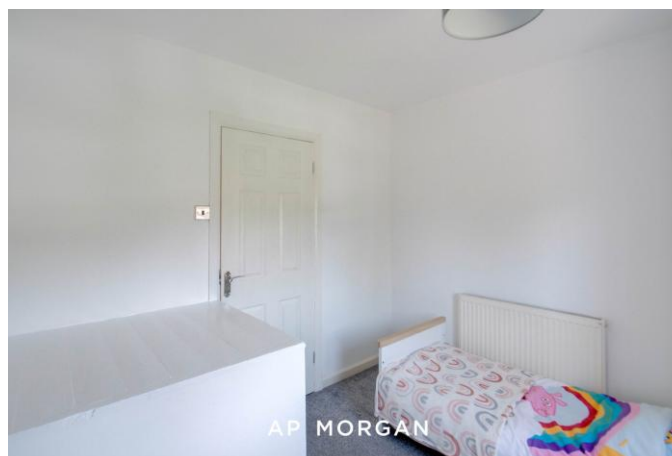
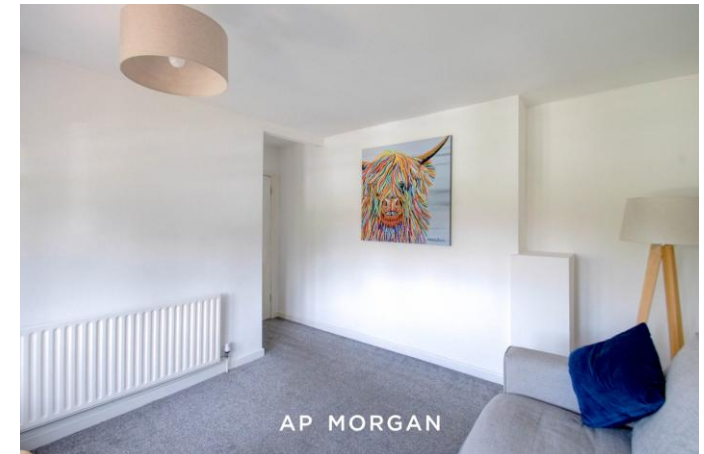
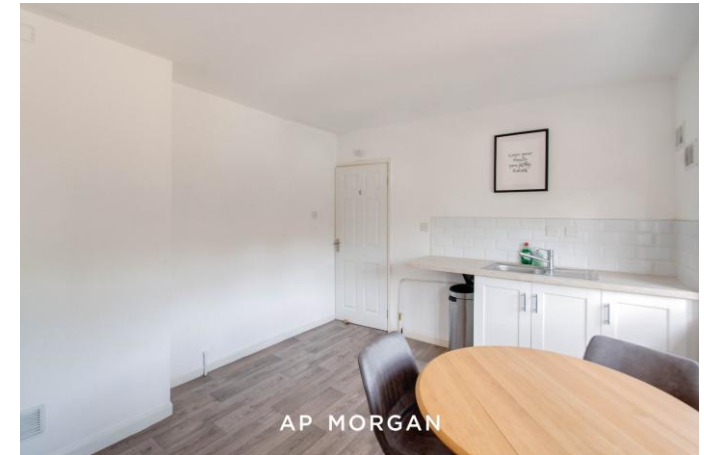
Welcome to this well-presented first-floor maisonette, offering one bedroom, a spacious lounge, a well-fitted kitchen/diner, a modern bathroom, and a great rear garden, as well as on-road parking to the front, situated in Batchley, Redditch.

On arrival, the front of the property is bordered by hedges for added privacy, with a path leading to the entrance of the property. The side of the property also provides a gate allowing access to the rear garden.

Upon entering, you are welcomed into the entrance hall, with stairs leading up to the maisonette. From the landing, you enter the lounge, a generous and comfortable space, with the kitchen/diner next door, well fitted with ample storage and worktop space, plenty of room for freestanding appliances, and space for a dining table. Back across the landing, you will find the bedroom, a single room with space for storage, as well as the bathroom, fitted with a toilet, wash basin, and bathtub.

The rear garden opens onto a small patio with access to an outdoor storage building. A large lawn covers most of the garden, which is bordered by fencing.

Well positioned in Batchley, the property enjoys good access to local shops, schools, a community centre, and a playfield. Redditch Town Centre is a short drive away, boasting an assortment of amenities such as shops, restaurants, and a cinema, along with local bus and train stations.



Details:

Entrance Hall

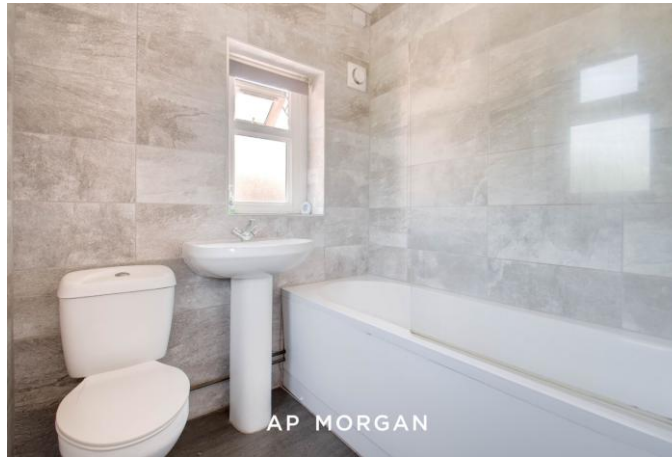
Landing

Kitchen/Diner 10'6" x 13'11" (3.2m x 4.24m) Both Max

Lounge 9'11" x 11'1" (3.02m x 3.38m) Both Max

Bedroom 6'8" x 9' (2.03m x 2.74m) Both Max

Bathroom 6'2" x 5'10" (1.88m x 1.78m)



EPC Rating: D

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 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.

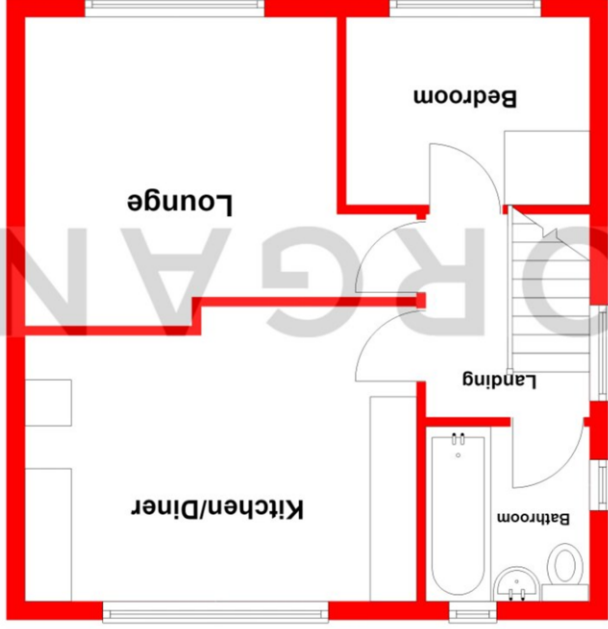
First Floor

Approx. 5.5 sq. metres (59.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 44.6 sq. metres (479.9 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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