

**AP MORGAN**



**Ash Tree Road, Batchley, Redditch**  
Offers in excess of £250,000

### Features:

- Three-bedroom semi-detached home
- Spacious lounge
- Rear kitchen/diner
- Ground floor WC
- First-floor shower room
- Generous rear garden
- Front driveway parking
- Popular residential location

### Description:

This well-presented three-bedroom semi-detached home offers excellent potential for families, first-time buyers, or investors seeking a property with generous outdoor space and scope to personalise. Situated in a popular residential location, the property combines practical living accommodation with a sizeable rear garden and off-road parking to the front.

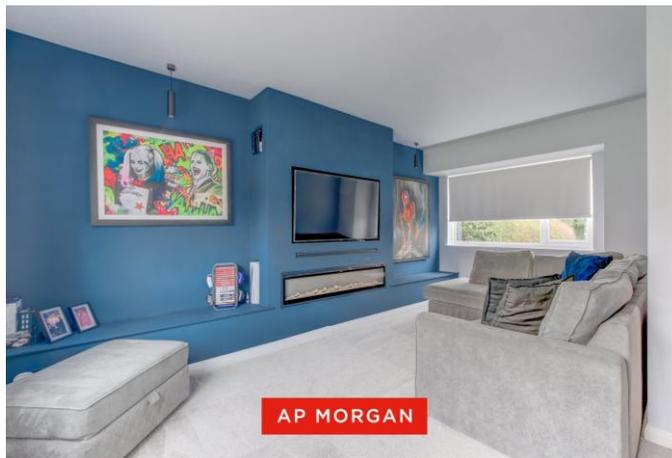
To the front of the property is a large private block-paved driveway providing ample off-road parking, along with side gate access through to the rear garden.

The ground floor accommodation comprises: Entrance hallway with handy downstairs storage cupboard and guest WC, generous lounge with dual aspect windows and a feature electric fireplace, and the fitted kitchen/diner with an integrated oven, electric hob and sink, along with space for freestanding appliances.

The first-floor landing establishes: Bedroom one with mirrored fitted wardrobes, double bedroom two with space for wardrobes, good-sized bedroom three, the modern shower room, and a handy airing cupboard.

Outside to the rear is a sizeable garden with an initial block-paved patio area, then laid to a well-maintained lawn, and a final decked and patio area, perfect for garden furniture and alfresco dining.

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



**Details:**

**Hall**

**Lounge** 17' x 12'8" (5.18m x 3.86m) max dimensions

**Kitchen/Diner** 8'8" x 12'3" (2.64m x 3.73m)

**WC** 6'3" x 2'10" (1.9m x 0.86m)

**Landing**

**Bedroom 1** 9'3" x 10'2" (2.82m x 3.1m)

**Bedroom 2** 7'8" x 12'6" (2.34m x 3.8m)

**Bedroom 3** 7'5" x 9'2" (2.26m x 2.8m)

**Shower Room** 5'9" x 5'2" (1.75m x 1.57m)



**EPC Rating:** D

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

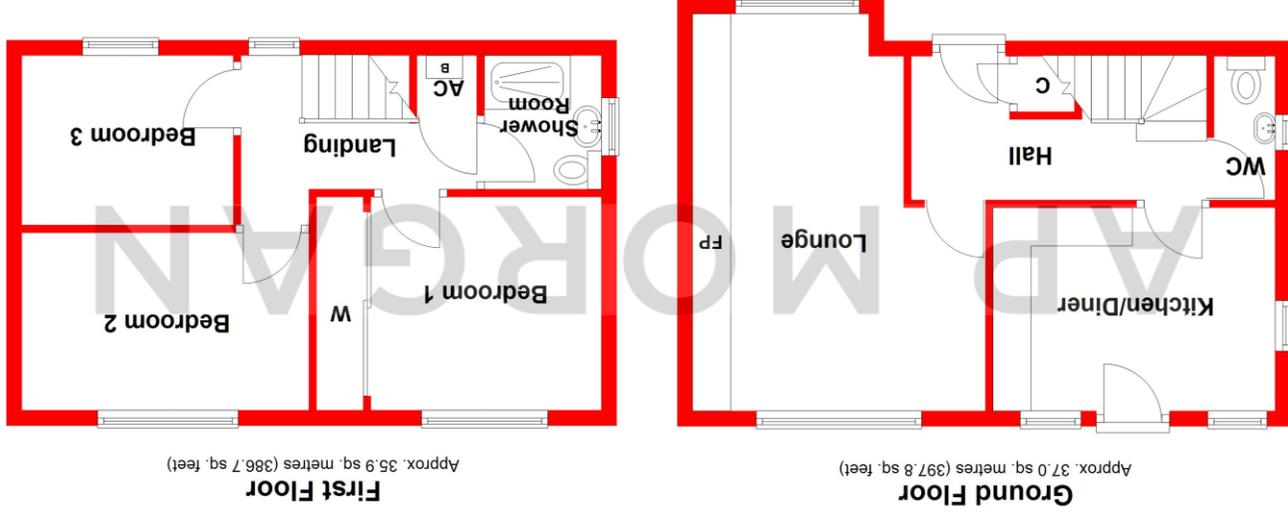
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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.



Total area: approx. 72.9 sq. metres (784.5 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 Planlup.

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 authority to give 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.