

AP MORGAN



Ash Tree Road, Batchley, Redditch
Offers in excess of £240,000

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.



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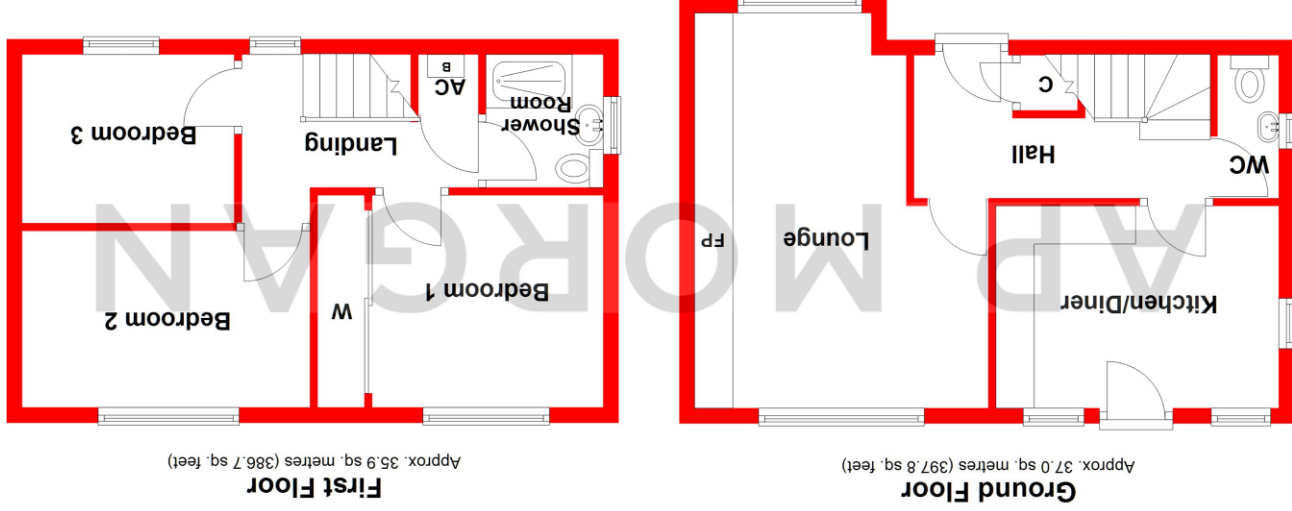
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Total area: approx. 72.9 sq. metres (784.5 sq. feet)

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