

AP MORGAN



Wharrington Hill, Greenlands, Redditch
Offers Over £260,000

Features:

- **Offered with no onward chain**
- Semi-detached family home
- Three well- proportioned bedrooms
- Spacious lounge
- Kitchen/diner
- Family bathroom
- Driveway parking
- Large rear garden

Description:

Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families, or investors alike. Benefitting from off-road parking via a private driveway and a generous rear garden, the property offers both practicality and potential. The home has been recently re-wired and further improved with new windows, doors, and a new central heating system, providing added peace of mind for the next owner.

The ground floor comprises a welcoming entrance hall leading into a spacious lounge, ideal for relaxing or entertaining. To the rear, the kitchen/diner provides a sociable and functional space with access to the garden, while useful storage cupboards enhance everyday convenience.

Upstairs, the first floor offers three well-sized bedrooms arranged off the central landing, along with a family bathroom. The layout is well balanced and well suited to modern family living or those requiring flexible home-working space.

Externally, the property benefits from driveway parking to the front. The rear garden is a standout feature, generous in size and mainly laid to lawn with terraced sections, offering excellent potential for landscaping or future extension (subject to the necessary permissions).

Conveniently located for local amenities, schools, and transport links, this property combines space, potential, and practicality. Early viewing is highly recommended to fully appreciate what is on offer.



Details:

Hall

Lounge 14'6" x 11'10" (4.42m x 3.6m)

Kitchen/Diner 9'8" x 13'8" (2.95m x 4.17m) max dimensions

Storage

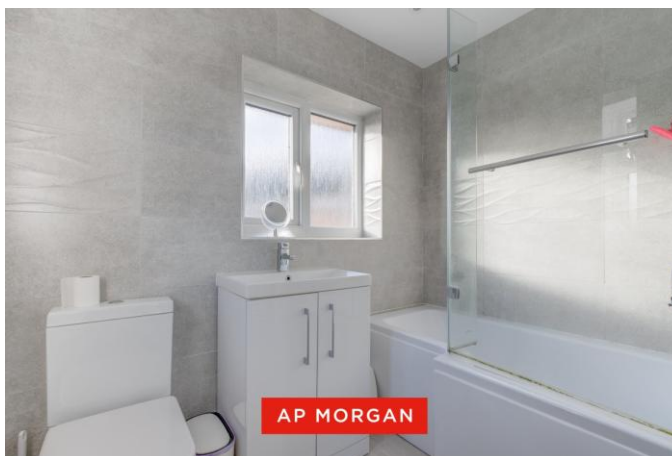
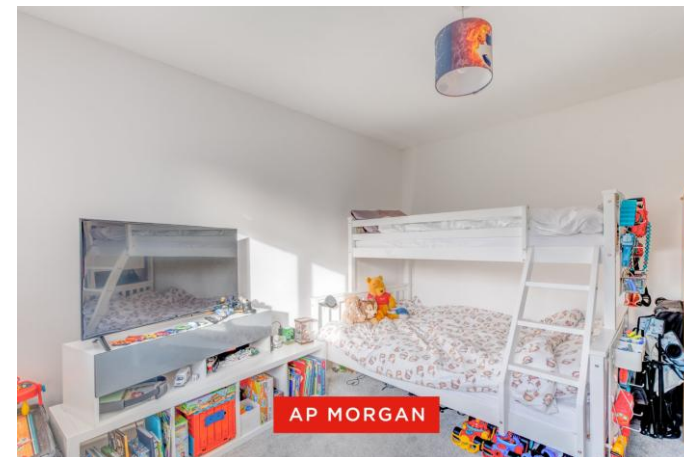
Landing

Bedroom 1 13'3" x 11'11" (4.04m x 3.63m) max dimensions

Bedroom 2 11'1" x 11'11" (3.38m x 3.63m) max dimensions

Bedroom 3 10'6" x 8' (3.2m x 2.44m) max dimensions

Bathroom 5'2" x 7'5" (1.57m x 2.26m)

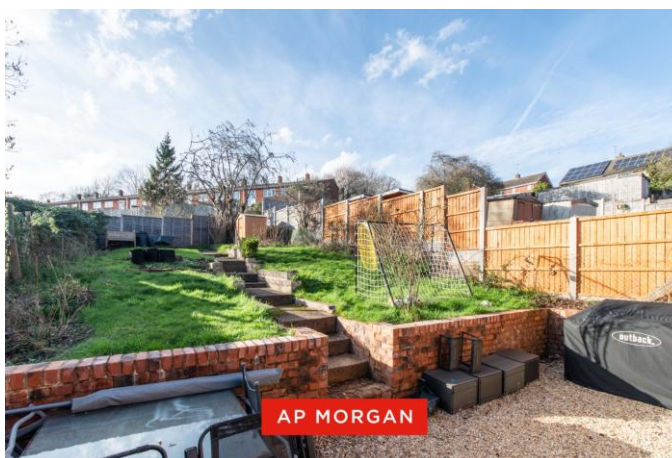


EPC Rating: C

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?

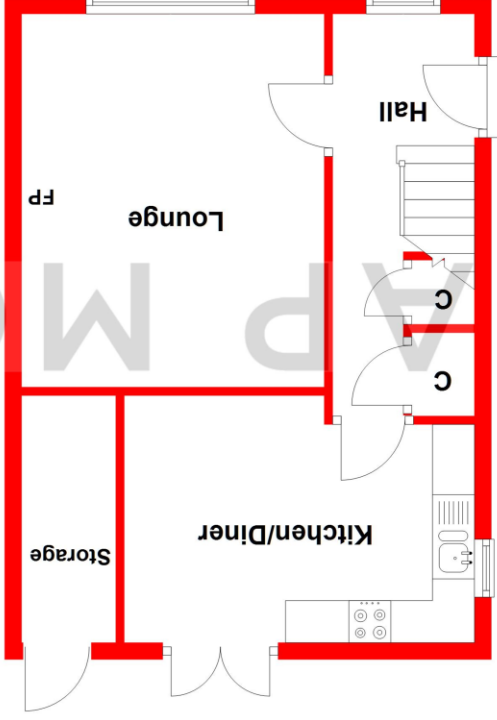
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

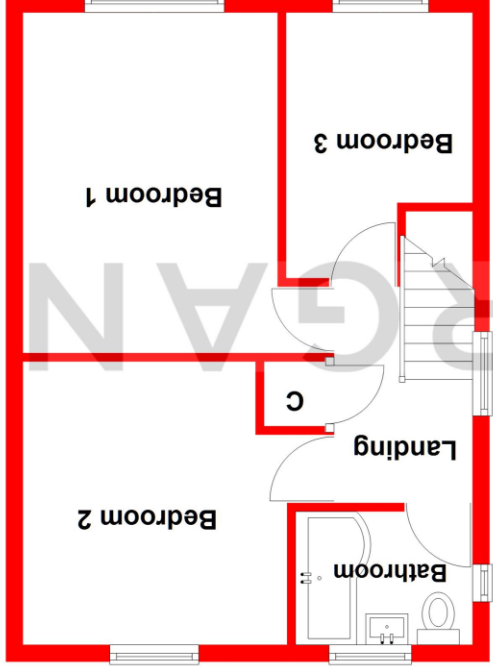
Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 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 misstatement. 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.

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