

**AP MORGAN**



**Lock Close, Batchley, Redditch**  
Offers in the region of £120,000

**Features:**

- \*\*\*Offered with no onward chain\*\*
- Upper floor apartment
- Two bedrooms
- Spacious living room
- Separate kitchen
- Family bathroom
- Ideal first purchase or investment

**Description:**

Offered to the market with no onward chain, this well-proportioned two-bedroom upper floor apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike. Situated within a popular residential development, the property benefits from generous living space, a practical layout and convenient access to local amenities.

The accommodation comprises a welcoming entrance hall providing access to all principal rooms and useful storage. The spacious living room enjoys a bright and comfortable atmosphere, with ample space for both seating and dining furniture, making it an ideal space for relaxing or entertaining.

The kitchen is well arranged with a range of wall and base units, worktop space and room for appliances, with a window allowing natural light to fill the room. The property further benefits from two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as a guest room, home office or nursery if required. Completing the accommodation is a family bathroom fitted with a bath, wash basin and WC.

Externally, the development offers communal grounds and residents' parking nearby. Situated in Batchley, this property is roughly 1.5 miles from the Redditch town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Hall**

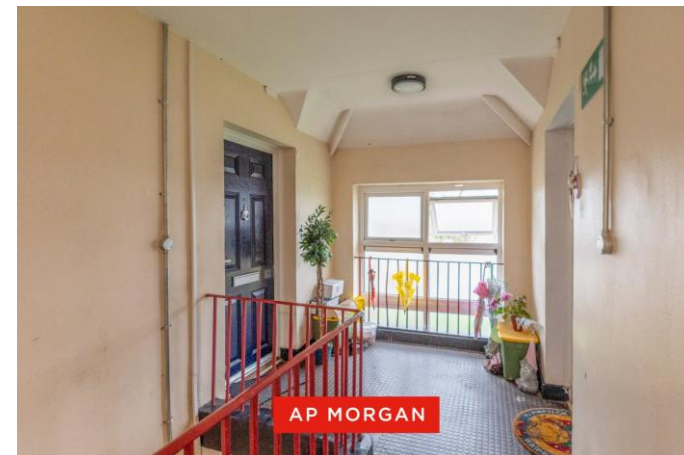
**Kitchen** 11'2" x 7'5" (3.4m x 2.26m)

**Living Room** 15'1" x 12'6" (4.6m x 3.8m)

**Bathroom** 5'10" x 7'5" (1.78m x 2.26m)

**Bedroom 1** 11'6" x 9'4" (3.5m x 2.84m)

**Bedroom 2** 6'9" x 10'7" (2.06m x 3.23m)



**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](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 £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. 52.0 sq. metres (559.8 sq. feet)

Total area: approx. 52.0 sq. metres (559.8 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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