

**AP MORGAN**



**Melbury Way, Church Hill South, Redditch**  
Offers in the region of £95,000

**Features:**

- 50% shared ownership
- Mid-terrace home
- Two double bedrooms
- Lounge/dining room
- Modern kitchen
- Downstairs WC
- Rear garden with gate access
- 1 allocated parking space

**Description:**

This well-presented mid-terrace home is offered on a 50% shared ownership basis, making it an ideal opportunity for first-time buyers looking to step onto the property ladder. Situated in a popular residential area, the property benefits from a practical layout, good natural light throughout, and a private rear garden.

The ground floor comprises a welcoming entrance hall leading to a modern kitchen with ample worktop and storage space, along with a convenient downstairs WC. To the rear, the spacious lounge/dining room provides a versatile living area with direct access to the garden, creating an ideal space for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, all arranged off a central landing. The accommodation is thoughtfully designed to maximise space and functionality, making it suitable for individuals, couples, or small families.

Externally, the property enjoys a private rear garden with a patio area and lawn, as well as useful rear gate access. To the front, there is one allocated parking space, adding to the overall convenience of the home.

This is a fantastic opportunity to acquire a comfortable and affordable home in a sought-after location, with excellent potential for future growth.

Well-positioned in Churchill South, the property benefits from proximity to local amenities, including well-regarded schools, shops, and restaurants. It is approximately 2.3 miles from Redditch's Kingfisher Shopping Centre and offers easy access to motorway links (M42 and M5), bus routes, and the local railway station.



**Details:**

**Hall**

**Kitchen** 9'8" x 7'10" (2.95m x 2.4m)

**WC** 4'3" x 6' (1.3m x 1.83m)

**Lounge/Dining Room** 12' x 14'9" (3.66m x 4.5m)

**Landing**

**Bedroom 1** 10'9" x 14'10" (3.28m x 4.52m) max dimensions

**Bedroom 2** 10' x 14'10" (3.05m x 4.52m) max dimensions

**Bathroom** 6'10" x 6'9" (2.08m x 2.06m)



**EPC Rating:** B

**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.

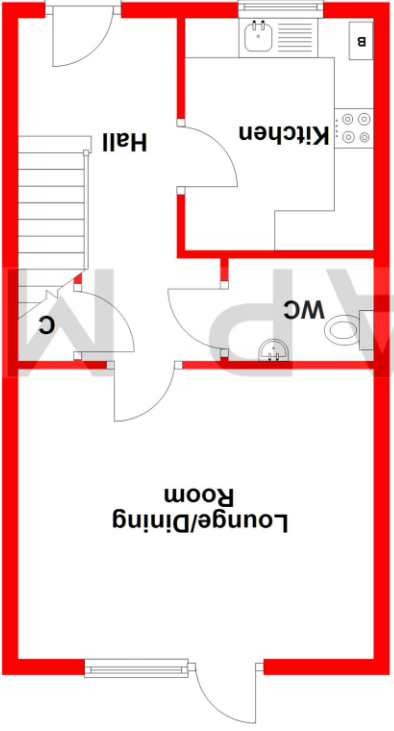
### Need a solicitor?

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.

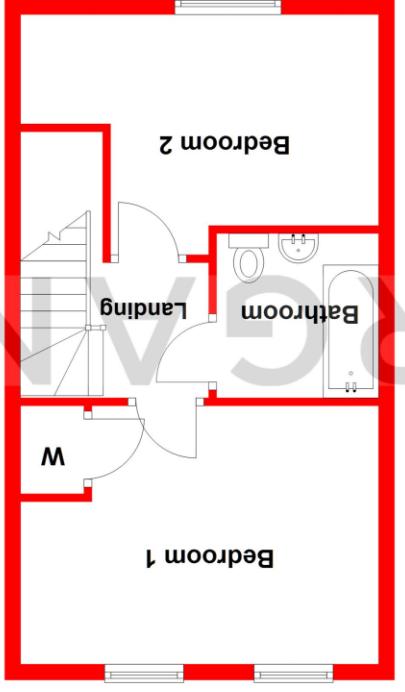
### Identity Checks

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. 36.5 sq. metres (392.9 sq. feet)



First Floor  
Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.7 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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