

AP MORGAN



Sanders Close, Batchley, Redditch
Offers in excess of £130,000

Features:

- Ground floor maisonette
- Private entrance
- Spacious living room
- Double bedroom
- Fitted kitchen
- Modern bathroom
- Private garden
- Communal parking

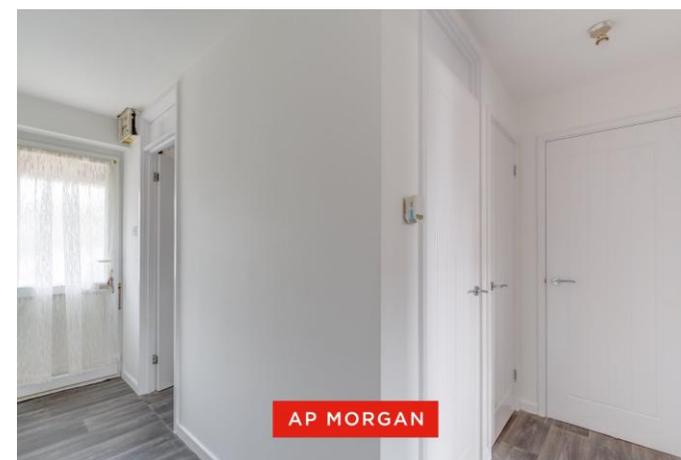
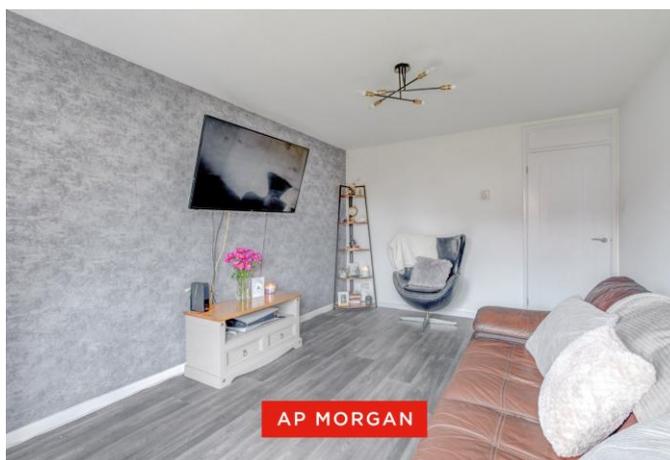
Description:

This well-presented ground floor maisonette offers a fantastic opportunity for first-time buyers, downsizers or investors alike. Benefiting from its own private entrance, the property provides comfortable and well-proportioned accommodation throughout, with a practical layout that makes excellent use of the available space.

The property comprises a bright and spacious living room, ideal for relaxing or entertaining, alongside a fitted kitchen with ample storage and worktop space. The generous double bedroom offers a peaceful retreat, while the bathroom is fitted with a modern suite. Additional storage cupboards are conveniently positioned off the hallway, enhancing everyday practicality.

Externally, the maisonette enjoys access to a private rear garden area, perfect for outdoor seating or low-maintenance gardening. The property further benefits from communal parking, providing convenient and accessible parking for residents and visitors.

Situated in Batchley, this property is roughly 1 mile from the 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:

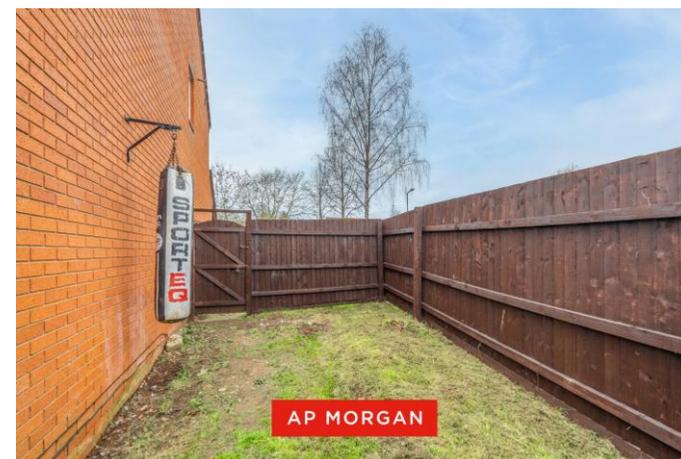
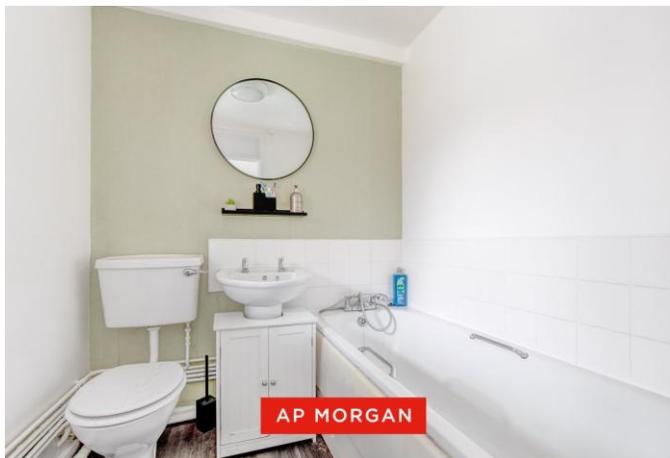
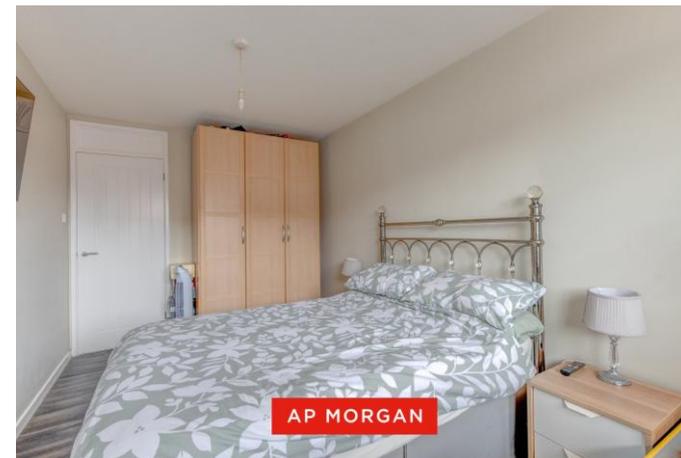
Hall

Kitchen 11'10" x 6'3" (3.6m x 1.9m)

Living Room 14'4" x 10'10" (4.37m x 3.3m)

Bedroom 14'4" x 8'6" (4.37m x 2.6m)

Bathroom 6' x 6'1" (1.83m x 1.85m)



EPC Rating: To be confirmed

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

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.

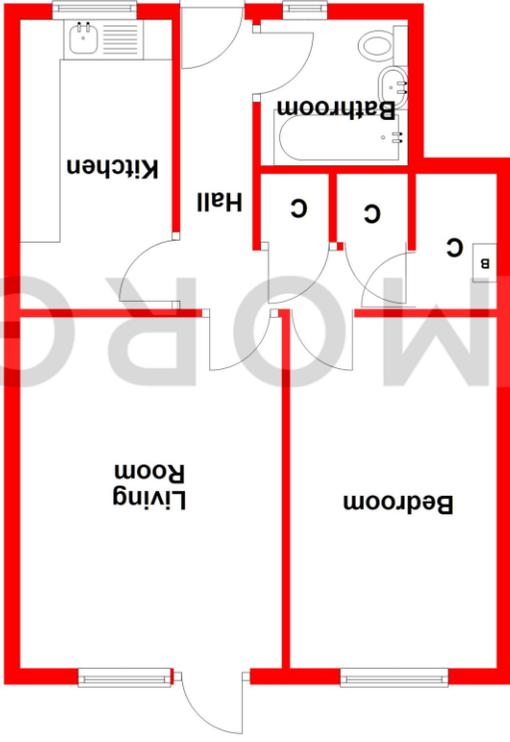
Need a solicitor?

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. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 46.3 sq. metres (498.5 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 PlanUp.

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