

AP MORGAN



Shottery Close, Ipsley, Redditch
Offers in excess of £300,000

Features:

- **Offered with no onward chain**
- Well-presented, three-bedroom townhouse
- Gated close with communal green
- Modern kitchen/diner
- Spacious lounge, overlooking rear garden
- Family bathroom, ensuite & guest WC
- Private, non-overlooked garden
- Garage and off-road parking

Description:

This well-presented three-bedroom modern mid-terrace townhouse is ideally positioned within a gated development, offering both privacy and convenience, and is available with no onward chain. Perfectly suited to first-time buyers, young families, or investors, the property provides spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hallway, a convenient downstairs WC, and an impressive open-plan kitchen/diner fitted with a range of contemporary units, ideal for both everyday living and entertaining. There is also internal access to the garage, while off-road parking is available to the front of the property.

To the first floor, a bright and generously sized lounge offers an excellent space to relax, complemented by a well-proportioned additional bedroom which could also serve as a home office or guest room. The second-floor hosts two further bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom.

Externally, the property enjoys a private rear garden which is not overlooked from behind, providing a good degree of seclusion. A rear gate offers convenient access via a pathway leading around to the front of the property. Residents also benefit from a well-maintained communal grass area within the gated development, enhancing the overall appeal and sense of community.

Situated in Ipsley, this property is roughly 2.8 miles 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:

Entrance Hall

Kitchen/Diner 13'4" x 15'6" (4.06m x 4.72m) max dimensions

WC 6'6" x 2'10" (1.98m x 0.86m)

Garage 16'5" x 8'4" (5m x 2.54m)

Landing

Lounge 13'1" x 15'7" (4m x 4.75m) max dimensions

Bedroom 3 13'1" x 9'2" (4m x 2.8m)

Landing

Bedroom 1 10'7" x 12'1" (3.23m x 3.68m) max dimensions

Ensuite 5'8" x 6'8" (1.73m x 2.03m)

Bedroom 2 13'1" x 8'10" (4m x 2.7m)

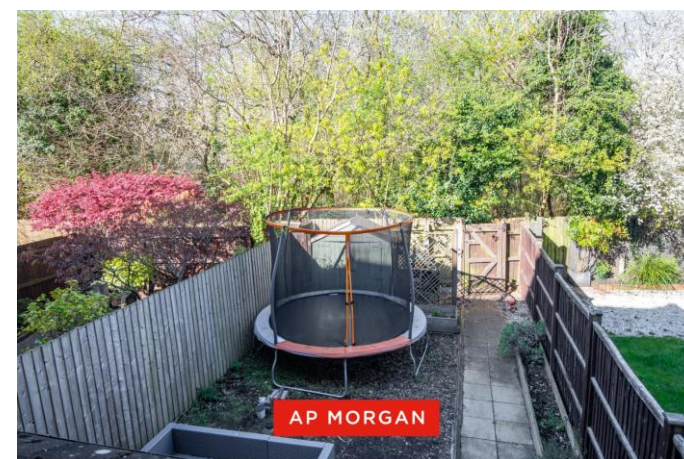
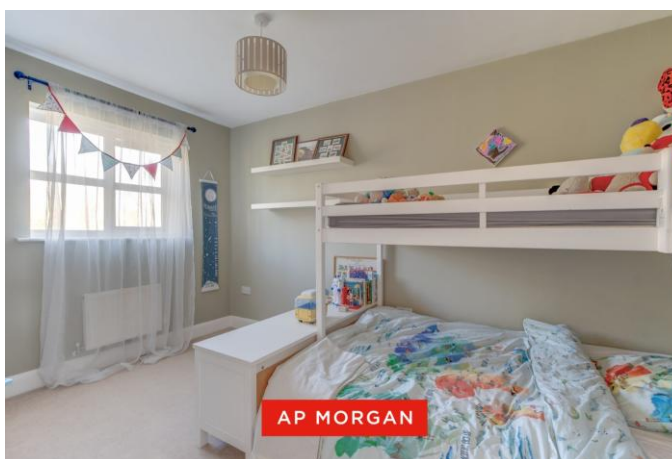
Bathroom 7'8" x 6'6" (2.34m x 1.98m)

EPC Rating: C

Council Tax Band: D (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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Need a mortgage?

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Property to sell?

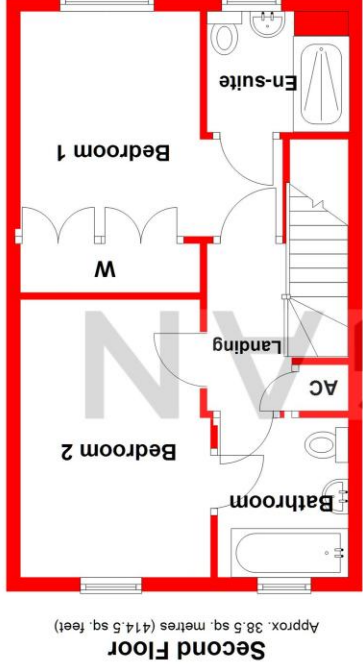
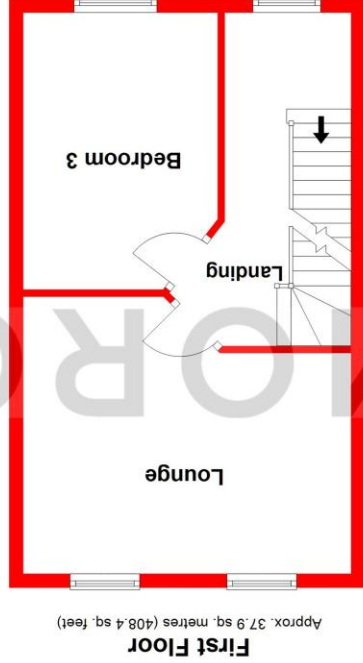
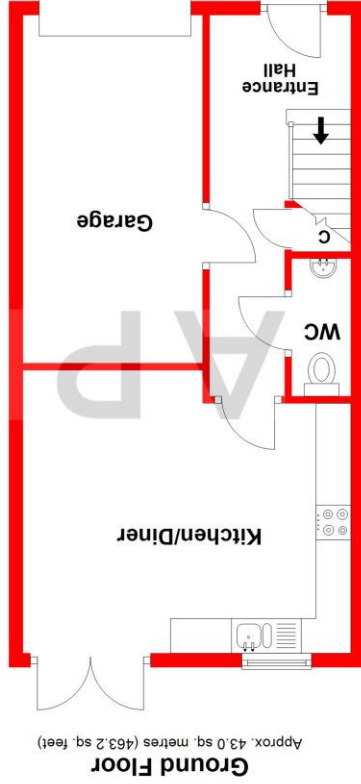
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Need a solicitor?

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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.



Total area: approx. 119.5 sq. metres (1286.2 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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