

AP MORGAN



Ivyleaf Close, Wirehill, Redditch
Offers in the region of £250,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Well-presented semi-detached home
- Two spacious double bedrooms
- Generous sized lounge
- Well-fit kitchen
- Modern bathroom and WC
- Ample storage throughout
- Driveway and on-road parking

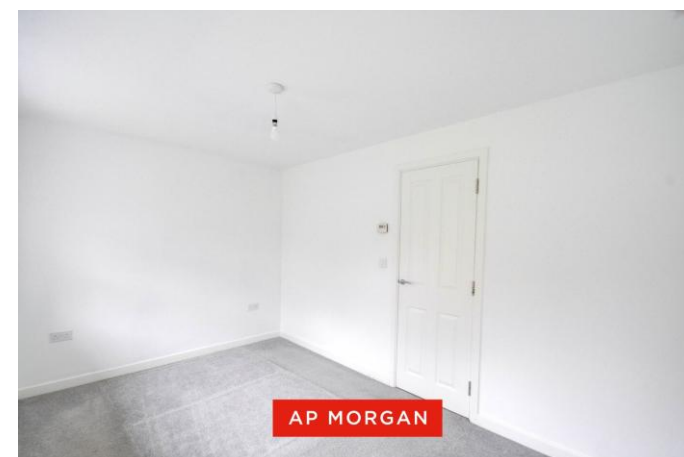
Description:

Introducing this well-presented semi-detached home, offering two spacious double bedrooms, a generous lounge, a well-fitted kitchen, a modern bathroom, and a downstairs WC. The property also benefits from a great rear garden, a driveway, and on-road parking, and is situated in Wirehill, Redditch.

On arrival, a pathway leads you to the entrance of the property, with hedges along the front and side adding greenery to the frontage. To the left of the property is a parking area, ideal for both residents and visitors, along with a gate providing convenient access to the rear garden.

Upon entry, the ground floor comprises an entrance hall with stairs rising to the first floor. To the left is a WC fitted with a toilet and wash basin, while to the right is the kitchen, which offers ample storage and worktop space, an integrated fridge/freezer, and an integrated oven with a four-burner gas hob and extractor hood. At the end of the entrance hall is the lounge, a comfortable and versatile space ideal for relaxation and entertainment. French doors open onto the garden, allowing plenty of natural light to flow through. There is also a large cupboard in the corner beneath the stairs, providing additional storage.

The first floor leads from the landing into two spacious bedrooms. The first is a generous double with ample space for furniture and storage, while the second is also a double and features a fitted cupboard, ideal for additional storage. The first floor also includes the bathroom, which comprises a toilet, wash basin, and bathtub with an overhead shower.



The rear garden features a patio area with access to the gate leading to the driveway. The remainder of the garden is laid to lawn and enclosed by fencing.

Ideally situated in Wirehill, the property benefits from close proximity to the Alexandra Hospital. Redditch Town Centre is a short distance away, offering a wide range of leisure facilities and amenities, including shops, restaurants, and a cinema, as well as local bus and train stations. Motorway networks (M42 and M5) are also easily accessible.

Details:

Entrance Hall

Kitchen 10' x 5'9" (3.05m x 1.75m)

Lounge 13'2" x 12'10" (4.01m x 3.9m) Both Max

WC

Landing

Bedroom One 8'4" x 12'10" (2.54m x 3.9m)

Bedroom Two 8'6" x 12'10" (2.6m x 3.9m) Both Max

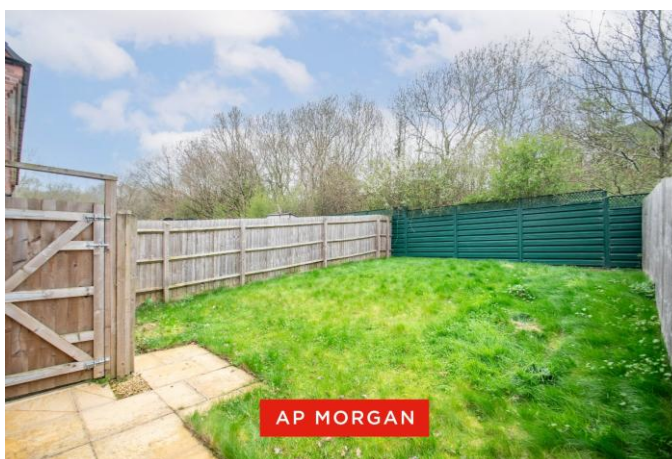
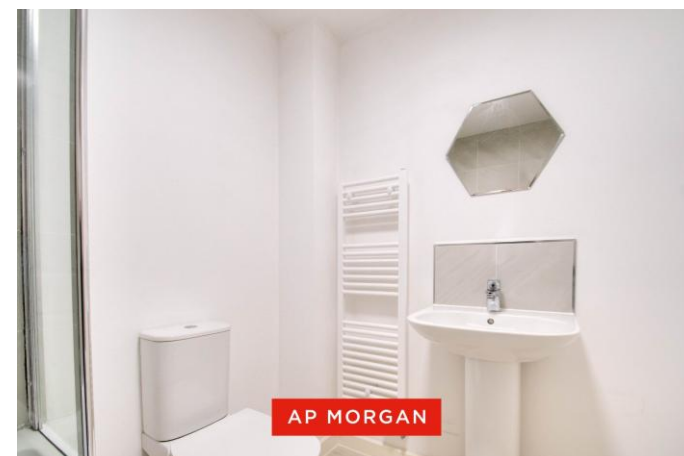
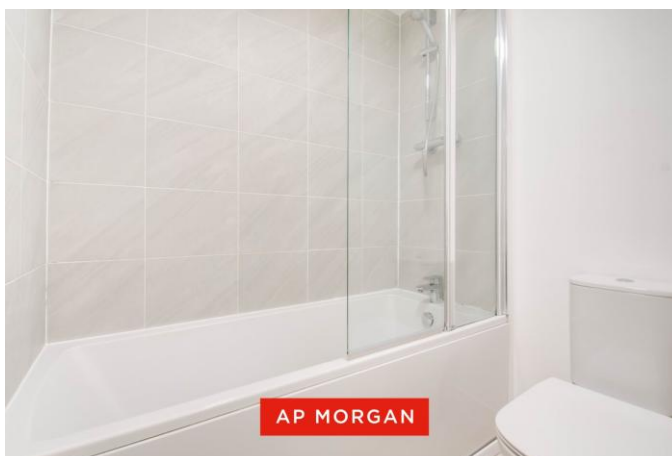
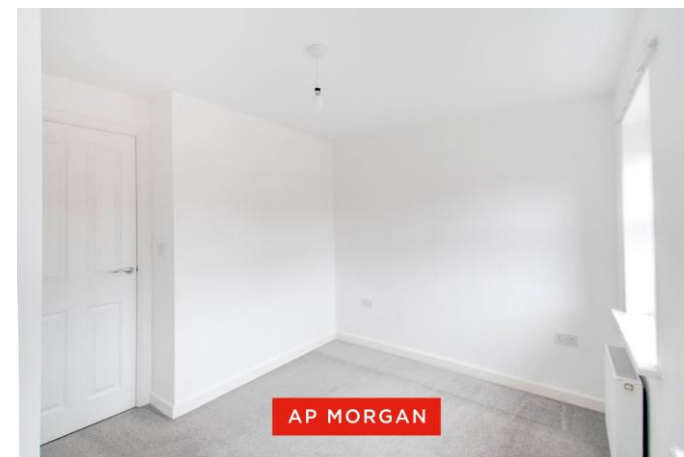
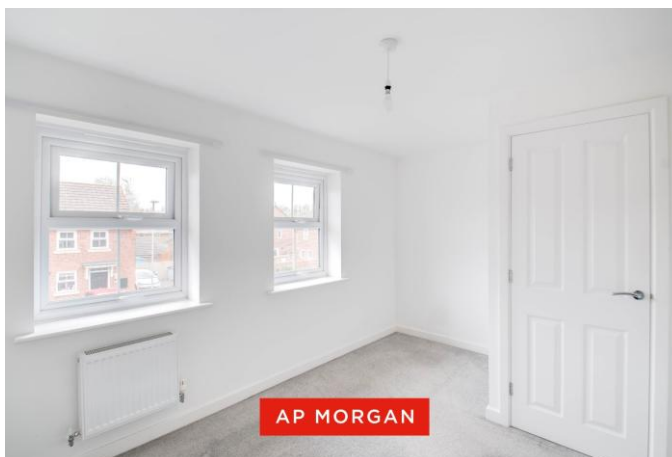
Bathroom 6'2" x 5'8" (1.88m x 1.73m)

EPC Rating: B

Council Tax Band: C (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?

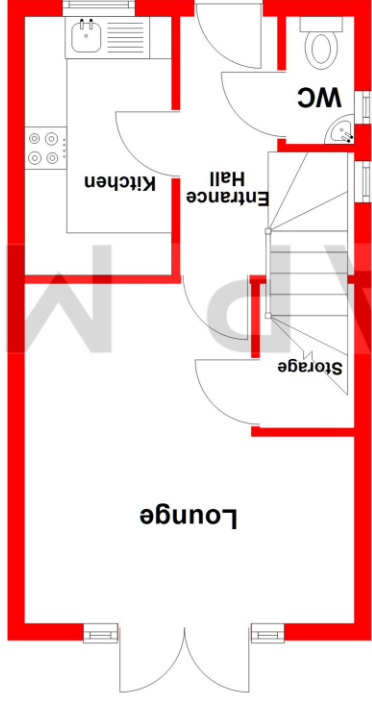
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

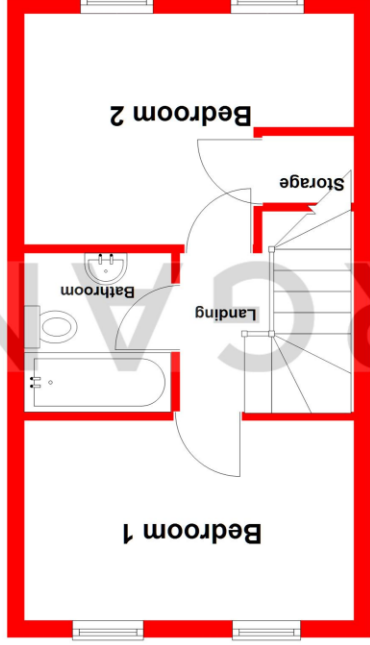
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.9 sq. feet) (excluding Bathroom)



Total area: approx. 52.7 sq. metres (567.3 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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