

AP MORGAN



Hawthorn Road, Batchley, Redditch
Offers in the region of £270,000

Features:

- Well-presented semi-detached home
- Three good-sized bedrooms
- Modern shower room & ground floor w/c
- Lounge with feature log burner
- Modern open plan kitchen/dining room
- Side entry with utility room & storage
- Substantial driveway for multiple cars
- Generous garden with garage to rear

Description:

An excellent opportunity to purchase this particularly well-presented three-bedroom semi-detached family home, offering improved and spacious accommodation, situated in a popular residential location of Batchley, Redditch.

The property is approached via a substantial driveway providing flexible parking for multiple vehicles, along with an enclosed front porch leading to the front door.

Once inside, the welcoming interior briefly comprises: entrance hall, lounge with feature log-burning fire opening through into the open-plan kitchen/dining room, offering a range of fitted units and space for a dining table, with a side door leading to a brick-built side entry providing access to both the front and rear of the property, as well as a utility room and WC.

Rising upstairs, the well-presented interior continues with the first floor landing, having doors radiating off to double bedrooms one and two, well-proportioned bedroom three, and a modern shower room with walk-in shower.

Moving outside, the property enjoys a well-presented rear garden, featuring an initial paved seating area leading onto a lawn, with mature hedgerows and fenced boundaries, along with a door providing access to the garage at the rear for further parking options.

Ideally situated in Batchley, the property is within easy reach of local shops and close proximity to the Town Centre, bus and train stations. The town of Redditch provides convenient access to motorway links (M42, Jct 2 & 3), along with good



rail and bus connections. There are also excellent leisure facilities and the Kingfisher Shopping Centre.

Details:

Porch 1.12 x 2.09

Hall

Lounge 4.09 x 4.14 Both max

Kitchen/Dining Room 3.02 x 6.20 Both max

Side Entry

Utility Room 1.76 x 1.79

W/C 1.65 x 0.86

Store 1.65 x 0.84

First Floor Landing

Bedroom One 3.63 x 3.39 Both max

Bedroom Two 3.02 x 4.17 Both max

Bedroom Three 2.30 x 2.72

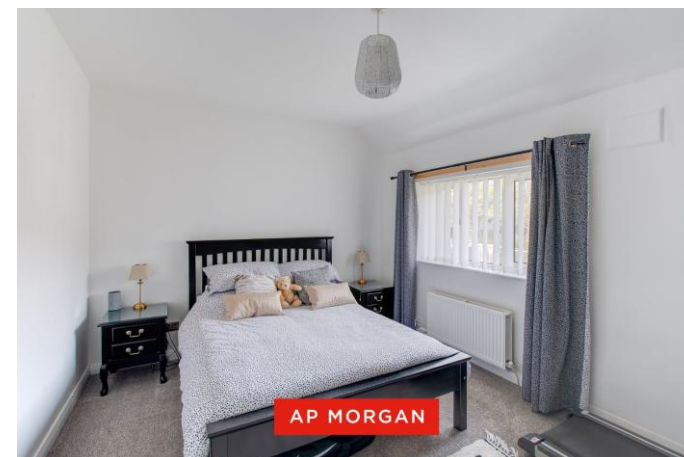
Shower Room 1.64 x 1.93

EPC Rating: D

Council Tax Band: B (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.

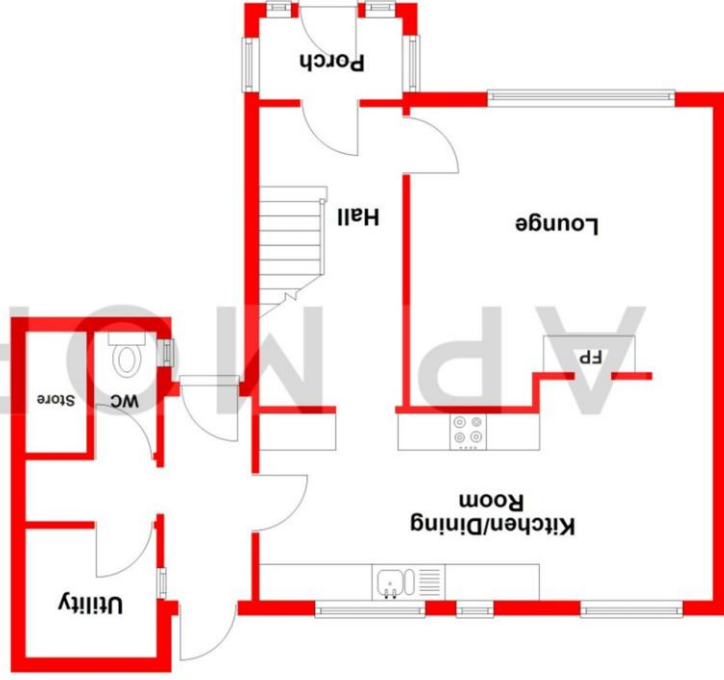
Need a solicitor?

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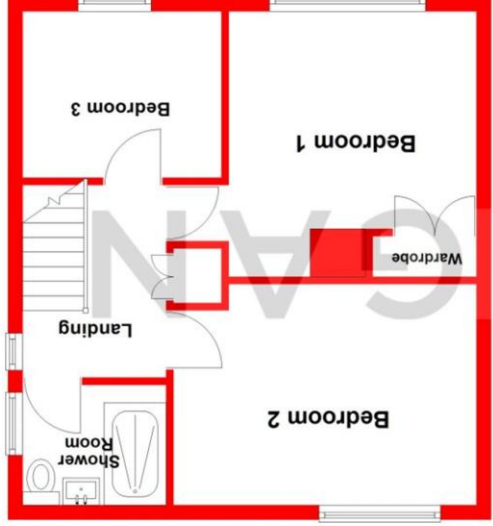
Identity Checks

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Ground Floor
Approx. 606.0 sq. feet



First Floor
Approx. 451.6 sq. feet



Total area: approx. 1057.6 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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