

**AP MORGAN**



**Terrys Close, Abbeydale, Redditch**  
Offers in excess of £280,000

**Features:**

- \*\*Offered with no onward chain\*\*
- Well-presented semi-detached home
- Three well-proportioned bedrooms
- Spacious lounge and conservatory
- Garage conversion
- Extra reception room and shower room
- Driveway parking
- Private rear garden

**Description:**

This well-presented three-bedroom semi-detached home is offered to the market with no onward chain. Situated in a popular residential location, the property offers a versatile layout and generous living space throughout.

The ground floor has been thoughtfully enhanced with a garage conversion, creating an additional reception room that could be used as a study, playroom, or snug, along with the benefit of a convenient shower room. The main living accommodation includes a spacious lounge/dining room, providing an excellent space for both relaxing and entertaining, which flows through to a bright conservatory overlooking the rear garden. A well-appointed kitchen and welcoming entrance hall complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all accessed from a central landing, making it ideal for families or those needing extra space for home working.

Externally, the home benefits from a driveway providing off-road parking, along with a private rear garden featuring a patio and lawned area, perfect for outdoor dining and enjoying warmer months.

Well situated in Abbeydale, the property is roughly 0.7 miles Redditch Town Centre offering an assortment of amenities including shops, restaurants, bars and cinema, along with the local bus and train stations. Motorway networks M5 and M42 are easily accessible.



**Details:**

**Hall**

**Kitchen** 10' x 7'5" (3.05m x 2.26m)

**Lounge** 11'8" x 18'10" (3.56m x 5.74m) max dimensions

**Study** 16'7" x 6'10" (5.05m x 2.08m) max dimensions

**Shower Room** 5'11" x 5'4" (1.8m x 1.63m)

**Conservatory** 7'9" x 17'6" (2.36m x 5.33m)

**Landing**

**Bedroom 1** 9'4" x 11'5" (2.84m x 3.48m) max dimensions

**Bedroom 2** 10'4" x 8'2" (3.15m x 2.5m)

**Bedroom 3** 6' x 10'5" (1.83m x 3.18m)

**Bathroom** 8'4" x 8'4" (2.54m x 2.54m) max dimensions



**EPC Rating:** To be confirmed

**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](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.

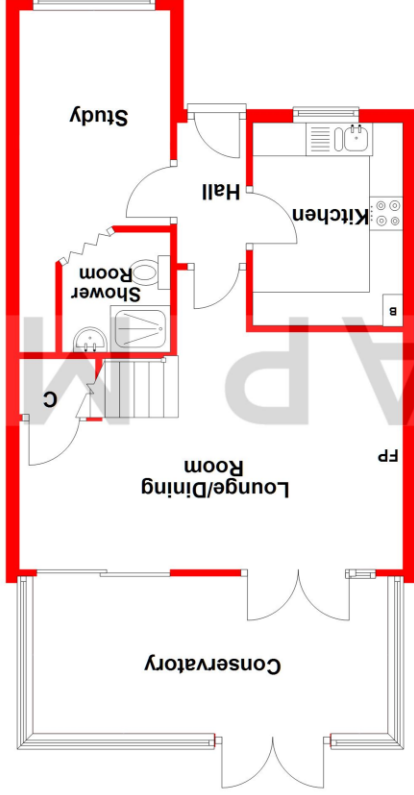
### Need a solicitor?

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.

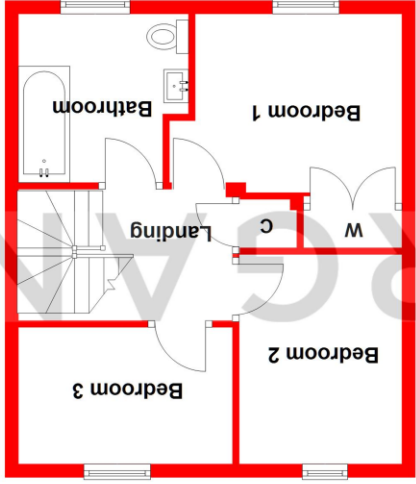
### Identity Checks

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: 55.0 sq. metres (592.4 sq. feet)



First Floor  
Approx: 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 94.9 sq. metres (1021.7 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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