

AP MORGAN



Gorcott Hill, Beoley, Redditch
Offers in the region of £250,000

Features:

- Contemporary, two-bedroom duplex apartment
- Open plan lounge/diner to kitchen
- Ground floor shower room
- Double bedroom one with skylight & ensuite with freestanding slipper bath
- Two allocated parking spaces
- Designated patio area
- Desirable location within Beoley, with countryside vistas
- Double glazing, secure intercom and LPG central heating

Description:

Welcoming you to this modern two-bedroom, two-floor apartment, brimming with character, offering spacious rooms sizes, an open plan living space, double glazing, secure intercom, LPG central heating and positioning in a private, scenic area of Beoley.

To the front, this property boasts the front courtyard with shrubbery and trees adding greenery to the frontage, with two allocated parking spaces for vehicles.

The accommodation comprises; a welcoming entrance hall with access to a cloak cupboard and ground floor shower room, a comfortable lounge/dining room with a utility cupboard and open plan access to the fitted kitchen, which features the following integral appliances; a sink, electric hob/convection oven, dishwasher and a 70/30 fridge/freezer.

The landing, ideal for use as a study, or dresser, presents: double bedroom one, an ample double with a modern ensuite bathroom features a large freestanding bath, washbasin and WC, and bedroom two is a generous and comfortable single on the lower floor.

Outside, this property benefits from a designated patio area ideal for potential seating arrangements.

Situated in Beoley, this property is positioned for countryside walks and vistas, while benefitting from being roughly 4.6 miles from the Redditch 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 accessible.



Details:

Entrance Hall

Lounge/Diner 15' x 20' (4.57m x 6.1m) Both Max

Kitchen 7'5" x 10'1" (2.26m x 3.07m)

Bedroom Two 11' x 8'6" (3.35m x 2.6m) Both Max

Shower Room 6'8" x 5'7" (2.03m x 1.7m)

Landing/Study

Bedroom One 15'2" x 9'7" (4.62m x 2.92m)

En-suite Bathroom 10'2" x 9'6" (3.1m x 2.9m)



EPC Rating: B

Council Tax Band: C (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?

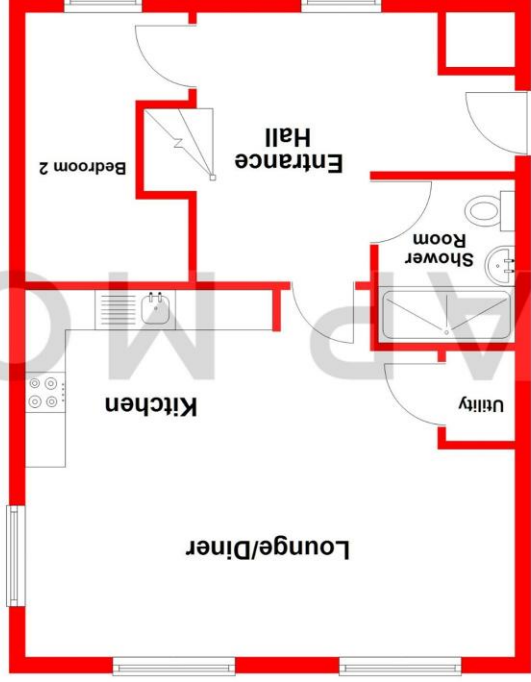
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

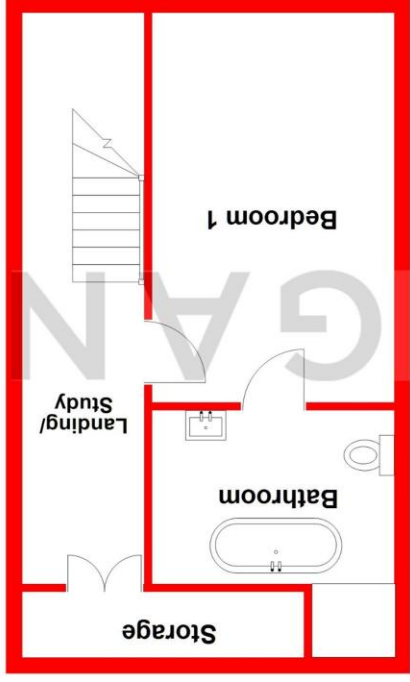
Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 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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