



AP MORGAN

Ellerdene Close, Redditch
Offers in excess of £250,000

Features:

- Semi Detached Family Home in Redditch
- Two Bedrooms, One Bathroom
- Decorated Throughout by the Current Owner
- New Boiler Fitted in 2020
- Fully Fitted Kitchen/Diner with Ample Storage
- Large Garage for Parking or Storage
- Multi-Level Enclosed Rear Garden
- Quiet Location Close to Good Schools & Road Links

Description:

Private, well looked after, and ready to move straight into. This Ellerdene Close home is a real find.

Set in a quiet, private pocket of Redditch, this semi-detached two-bedroom home has been lovingly decorated throughout and comes with a large garage, a multi-level enclosed rear garden, and easy access to great local schools and road networks. It's the kind of property that's been genuinely cared for, not just tidied up for the photos. Guide price £250,000.

We asked them what made them buy it...

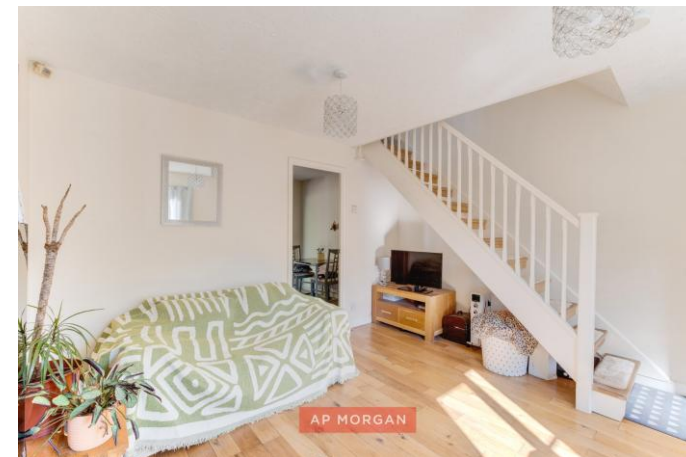
"I loved the brickwork, style and layout of the home. It just had a feel to it that other places we looked at didn't. It's such a private, quiet location, but you're still close to everything you need, the shops, the schools, good road links if you need to get further afield. It felt like the sort of place you could really settle into."

What about the house itself?

"I've decorated throughout and fitted a boiler in 2020, so it's all been done, there's nothing for the next owners to worry about. The kitchen has plenty of storage, which made a real difference day to day. And the garden's lovely, it's on different levels, so it doesn't feel like your standard flat square patch, there's more character to it than that."

Our agents say...

This is a home in genuinely great condition, and that's not something we say lightly. The current owners have decorated throughout and had a new boiler fitted in 2020, so there's real peace of mind for whoever buys it next. The kitchen/diner is fully fitted with ample storage, and both bedrooms are a great size, ideal for a growing family or anyone wanting a bit of extra space.



The large garage is perfect for parking, storage, or that work-from-home space you've been after. And the multi-level enclosed garden gives you a private spot to enjoy the summer, whether that's barbecues, planting, or just somewhere safe for the kids to play.

With good local schools within reach, including St Luke's CofE First, Walkwood Middle, and Trinity High, and a quiet, private location that still keeps you close to everything, this represents genuinely great value for money. Get in touch to arrange a viewing, homes in this condition rarely hang around.

Details:

Hall

Living Room 14'2" x 12'8" (4.32m x 3.86m)

Kitchen/Diner 12'8" x 9'3" (3.86m x 2.82m)

Landing

Bedroom 1 12'8" x 10'8" (3.86m x 3.25m)

Bedroom 2 12'8" x 7'6" (3.86m x 2.29m)

Bathroom 6'8" x 6'3" (2.03m x 1.9m)

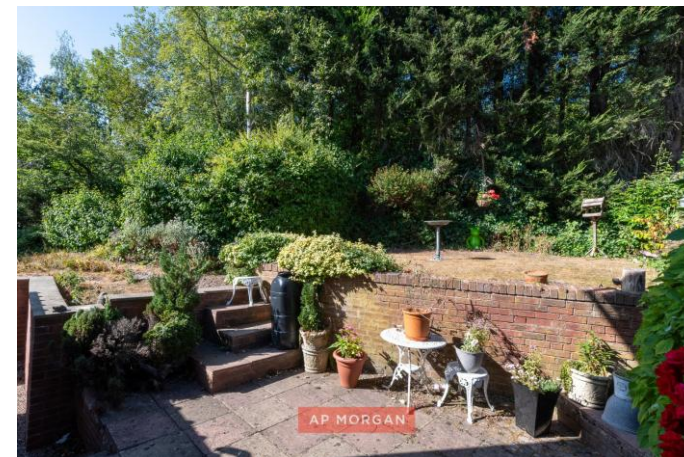
Garage 19'1" x 9'10" (5.82m x 3m)

EPC Rating: D

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?

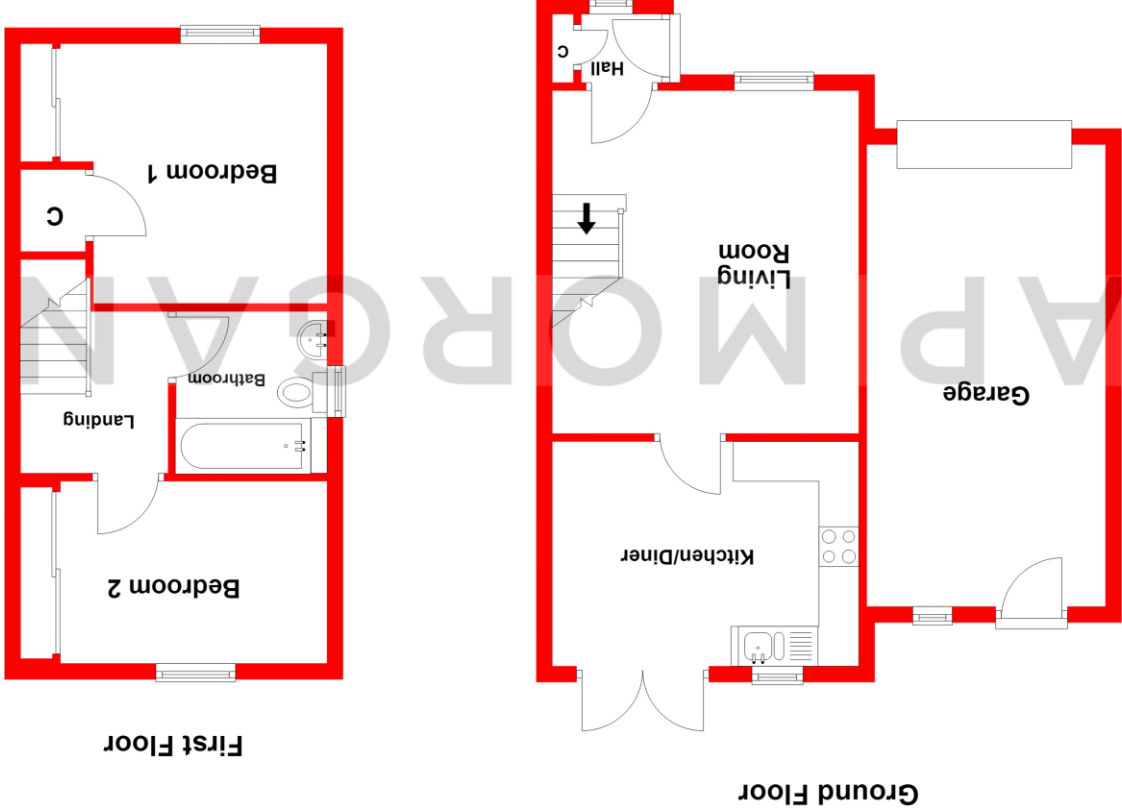
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



Total area: approx. 76.5 sq. metres (823.2 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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