

**AP MORGAN**



**Pedmore Close, Woodrow, Redditch**  
Offers in the region of £220,000

### Features:

- Generous sized mid terraced property
- Four double bedrooms
- Spacious lounge
- Newly-fitted kitchen/diner
- Great rear garden
- Resident parking

### Description:

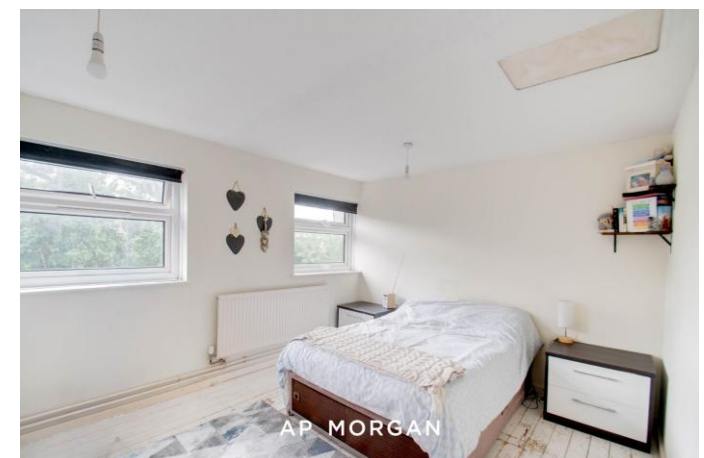
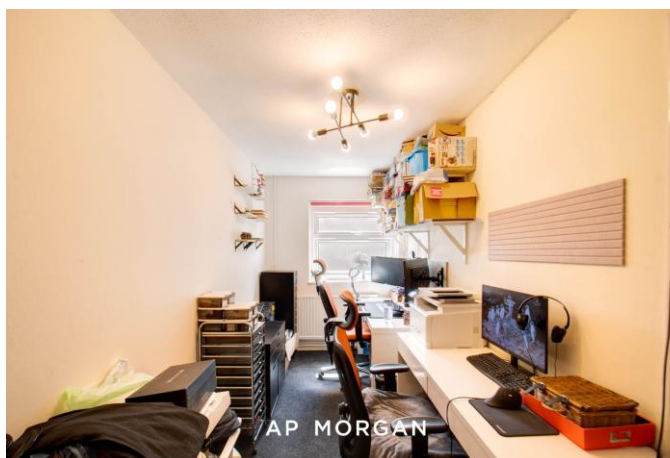
Introducing this mid-terraced property, offering four spacious double bedrooms, a generous lounge, a well-equipped kitchen, a superb rear garden, and resident parking, situated in Woodrow, Redditch.

Upon arrival, the property benefits from ample resident parking, making it easy to find a space at any time of day. The property is located along the central pathway, with a useful storage cupboard positioned beside the entrance.

Entering the property, you are welcomed into a spacious entrance hall, featuring stairs rising to the first floor with useful under-stairs storage, along with access to all ground-floor rooms. To the left is the study, an excellent home office or additional storage space, followed by the generous lounge, which provides a comfortable setting for relaxation and family entertainment. French doors open directly onto the rear garden. Adjacent to the lounge is the kitchen/diner.

The newly-fitted kitchen is well equipped with ample storage and worktop space, an integrated double oven, fridge/freezer, four-burner gas hob with extractor hood, and space for additional utility appliances. There is also ample room for a family dining table, with a door leading directly to the rear garden.

The first floor comprises a landing leading to bedroom one, a spacious double room; bedroom two, another double bedroom with fitted wardrobes; and bedrooms three and four, both further double bedrooms with ample space for additional storage furniture. The family bathroom is fitted with a wash basin and a bathtub with an overhead shower, while a separate WC provides added convenience.



The rear garden opens onto a patio area, ideal for outdoor furniture and al fresco dining. There is also a brick-built outbuilding, perfect for garden storage. The remainder of the garden is laid to lawn, featuring a mature tree and enclosed by fenced boundaries. The roof has also had its underlay replaced recently.

The property enjoys convenient access to a range of local amenities, schools, supermarkets, and the Alexandra Hospital. Redditch Town Centre is just a short drive away and offers a wide selection of shops, restaurants, bars, and a cinema, as well as bus and railway stations. The M5 and M42 motorway networks are also easily accessible.

#### Details:

Entrance Hall

Lounge 10'2" x 17'1" (3.1m x 5.2m)

Kitchen/Diner 16'7" x 10'5" (5.05m x 3.18m) Both Max

Study 16'7" x 6'3" (5.05m x 1.9m)

WC

Landing

Bedroom One 16'6" x 9'4" (5.03m x 2.84m)

Bedroom Two 9'5" x 13'7" (2.87m x 4.14m)

Bedroom Three 10'4" x 10'10" (3.15m x 3.3m)

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

Bathroom 5'11" x 5' (1.8m x 1.52m)

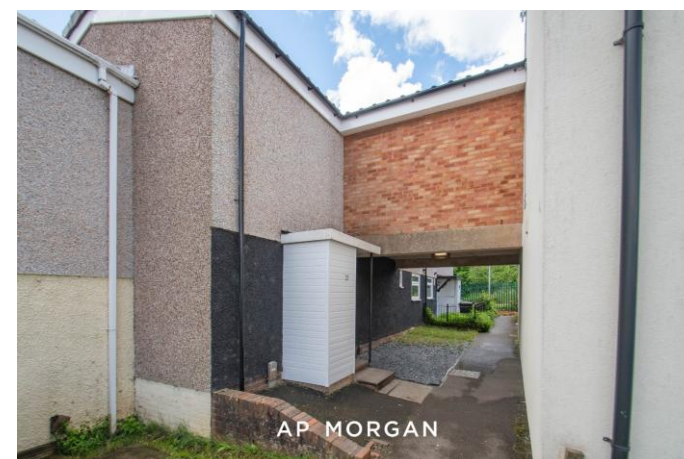
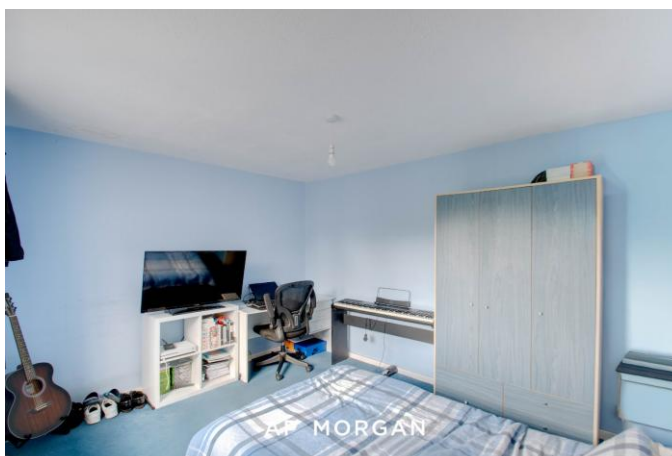
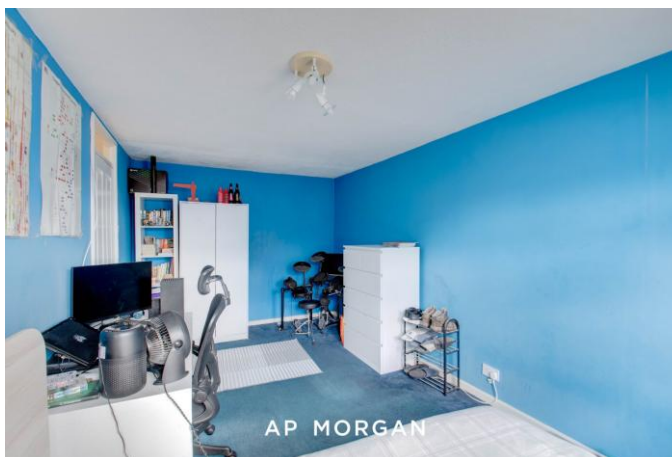
Toilet

EPC Rating: To be confirmed

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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

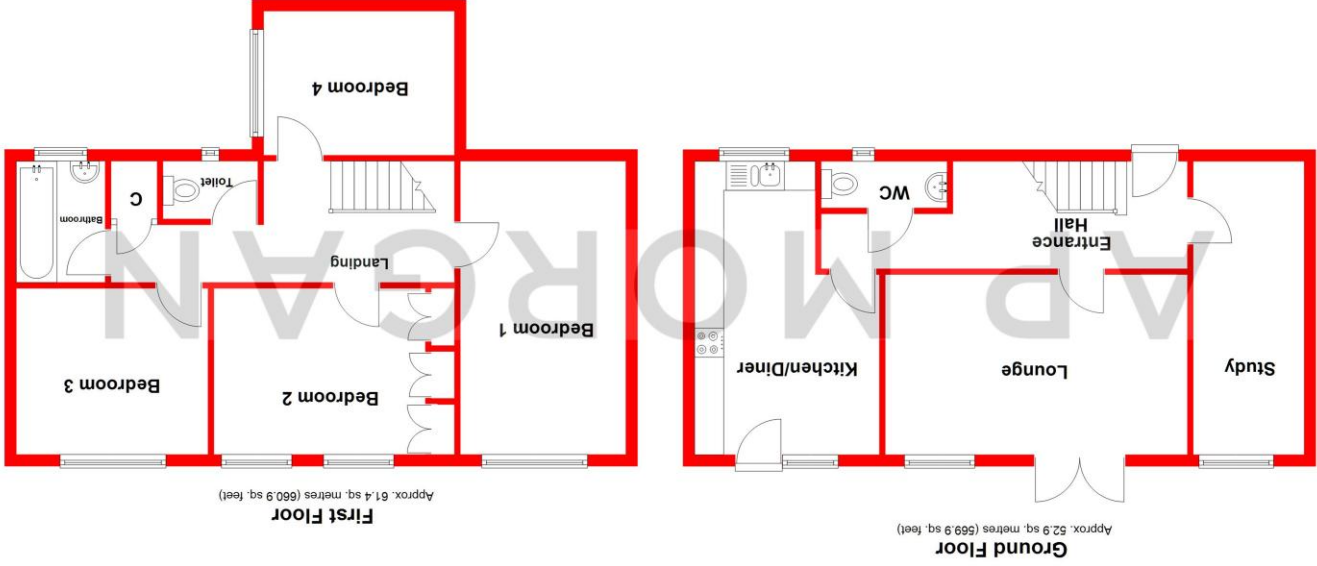
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 Planip.

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