

AP MORGAN

Neville Close, Abbeydale, Redditch
Offers in the region of £160,000

Features:

- No onward chain
- Two double bedrooms, both with built-in storage
- Off-road parking to the rear via private gated access
- South westerly facing rear garden with patio, lawn and brick-built store
- Open-plan lounge/dining room with windows to front and rear
- Fitted kitchen with door out to the garden
- Well-presented shower room
- Private, hedge-screened lawned frontage

Description:

*** LOOKING FOR YOUR FIRST HOME OR YOUR NEXT INVESTMENT? START HERE. ***

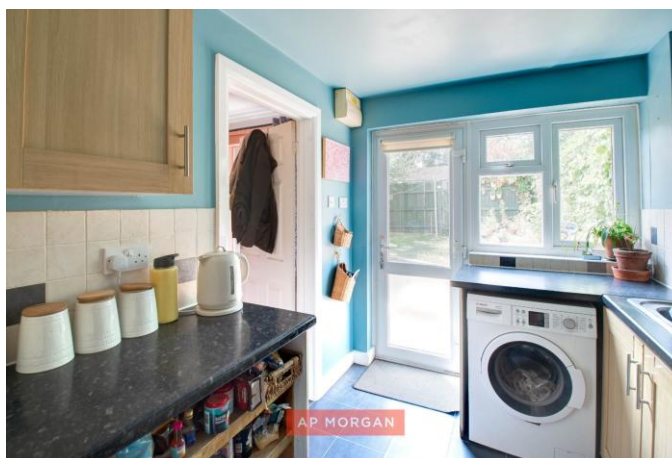
No onward chain. If you've been chasing a fresh start without the wait, this two-bedroom home in Abbeydale is ready to make it happen.

Step inside and the open-plan lounge and dining room sets the tone straight away, with windows to both the front and rear pulling light through the whole space. It's a space that works for real life, room for the sofa, space to dine, and enough flexibility to make it yours.

The kitchen sits just off the lounge, fitted with a good range of units and a door straight out to the garden, so cooking and outdoor life stay properly connected. Upstairs, both bedrooms are doubles, each with the bonus of a built-in storage cupboard, and the shower room finishes the layout.

Outside, the rear garden faces south westerly, so you get the sun for the best part of the day, whether that's morning coffee on the paved patio or an evening drink as the light comes round. There's a lawn for whatever you need it for, a handy brick-built garden store, and a rear gate leading straight out to residents' off-road parking, no circling the block after a long day.

To the front, a lawned frontage bordered by mature hedgerow keeps things private without shutting the house away from the street.



Location-wise, you're close to Forge Mill Needle Museum and the Bordesley Abbey ruins, a short stretch from Arrow Valley Country Park for weekend walks, and Redditch station is within easy reach for the Birmingham commute.

We understand this property is of non-standard, concrete construction. This can affect the range of mortgage products available, so we'd recommend buyers check with their lender or broker at an early stage to confirm suitability before proceeding.

Whether you're taking your first step onto the ladder or adding to a portfolio, a chain-free two-bedroom home with parking, storage throughout, and a garden that actually gets the sun doesn't come along often. Get in touch with the team to arrange a viewing!

Details:

Hall

Lounge/Dining Room 6.28 x 3.13 Max

Kitchen 3.48 x 2.20 Max

Garden Store 3.75 x 1.24

Bedroom One 2.58 x 5.00 Max

Bedroom Two 3.51 x 2.83 Max

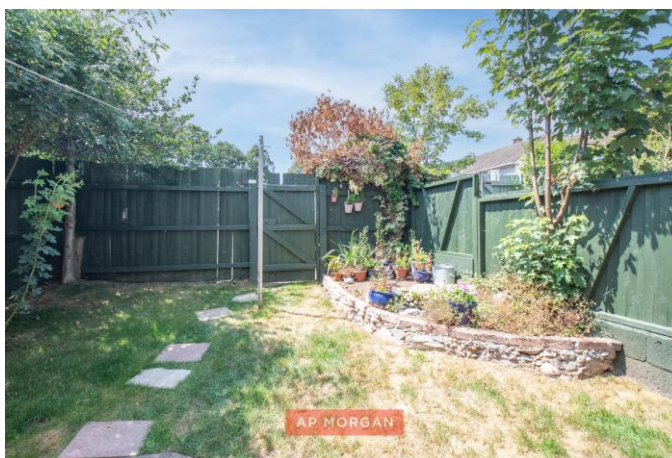
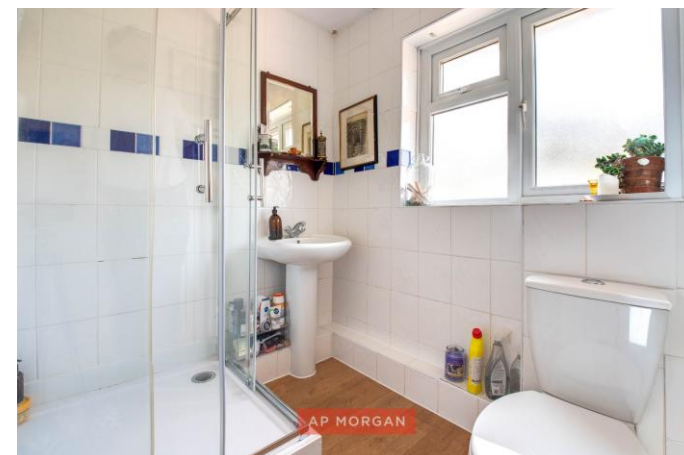
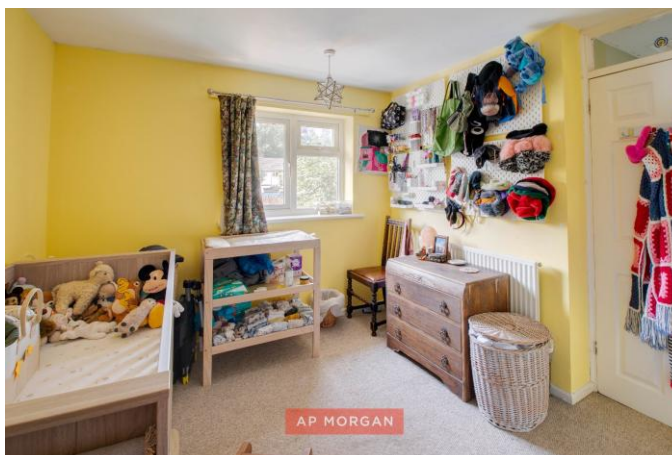
Shower Room 1.68 x 2.04

EPC Rating: To be confirmed

Council Tax Band: A (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?

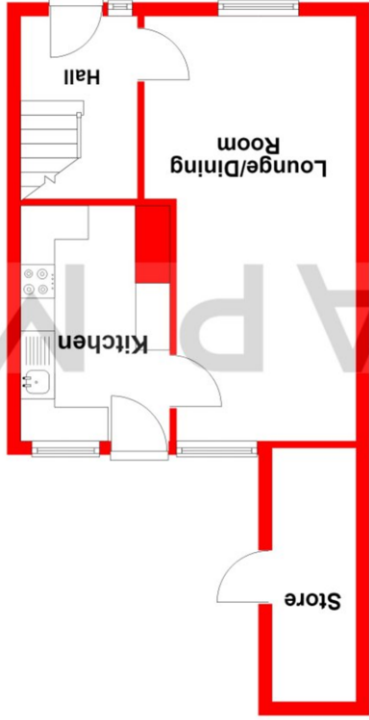
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

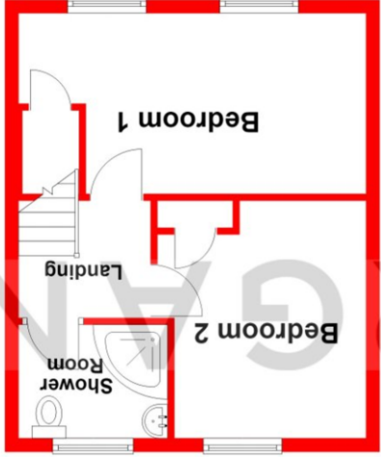
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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.



Ground Floor



First Floor



Total area: approx. 67.0 sq. metres (721.3 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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