

**AP MORGAN**



**Kenilworth Close, Crabbs Cross, Redditch**  
Offers in excess of £130,000

**Features:**

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- First floor maisonette
- One double bedroom
- Generous lounge space
- Well-fitted kitchen
- Communal parking

**Description:**

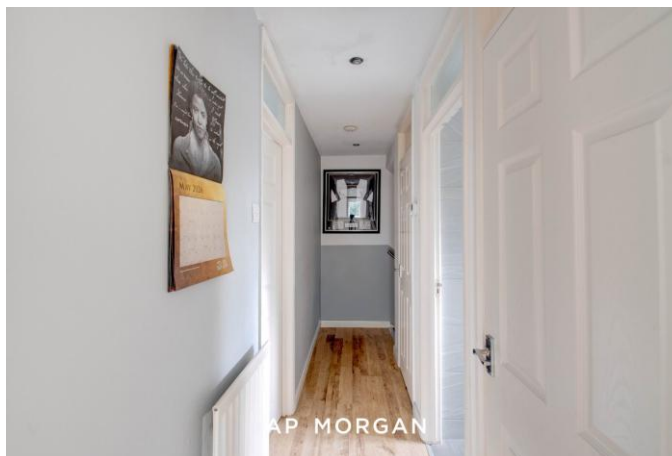
Introducing this first-floor maisonette, offered with no onward chain. The property features a spacious double bedroom, a generous lounge, a well-fitted kitchen, and communal resident parking, all situated in the desirable location of Crabbs Cross, Redditch.

Upon arrival in the quiet cul-de-sac, the property benefits from communal parking for residents on both sides of the road, with the maisonette positioned towards the end. Externally, there is an outbuilding providing useful storage space, with room for bins to the front, and a private entrance leading to the staircase rising to the first floor.

Upon entering, the hallway leads directly into the lounge, a generously sized space ideal for both relaxing and dining. Doors open onto a balcony overlooking the rear of the property. Opposite the lounge is the kitchen, which is fitted with ample worktop and storage space, an integrated oven with gas hob and extractor hood, as well as a fridge and freezer. A door leads through to the utility room.

Returning to the hallway, the bedroom is a generous double with ample space for additional furniture and storage units. Opposite is the bathroom, fitted with a WC, wash basin, and bath with an overhead shower. The hallway also benefits from two large cupboards, ideal for additional storage, as well as a hatch providing access to the loft, offering further storage space.

Situated in the sought-after residential area of Crabbs Cross, Redditch, the property enjoys convenient access to local shops, a medical centre, post office, schools, Morton Stanley Park, and the surrounding open countryside.



**Details:**

**Entrance Hall**

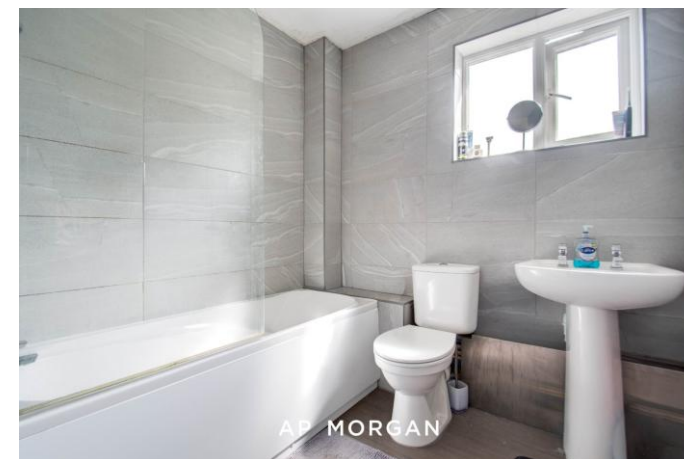
**Lounge** 11'7" x 14'1" (3.53m x 4.3m)

**Kitchen** 9'9" x 7'2" (2.97m x 2.18m)

**Utility**

**Bedroom** 11'6" x 10' (3.5m x 3.05m)

**Bathroom** 6'9" x 7'10" (2.06m x 2.4m)



**EPC Rating:** To be confirmed

**Council Tax Band:** A (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](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

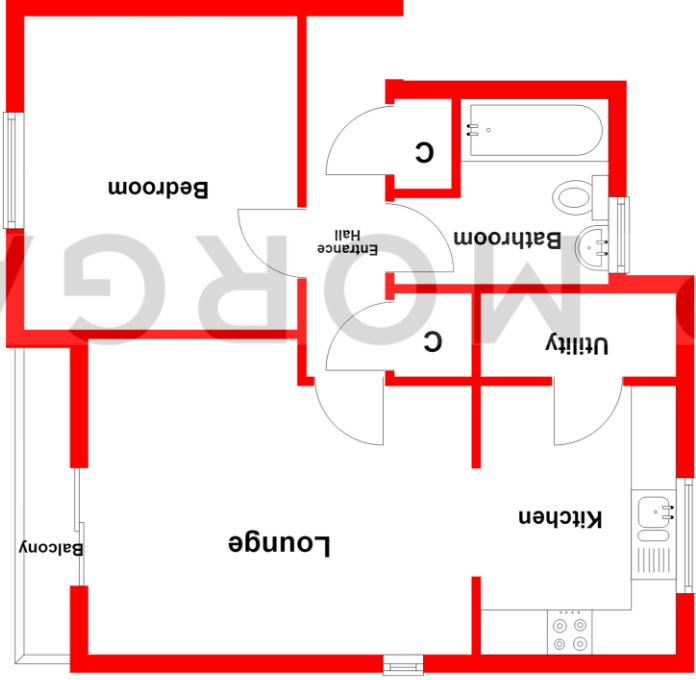
Estate Agents are required by law to conduct anti-money

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.

## First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)  
(excluding Balcony)



Total area: approx. 44.5 sq. metres (479.2 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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