

AP MORGAN



Terrys Close, Abbeydale, Redditch
Asking Price £300,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Detached property
- Three spacious bedrooms
- Generous sized lounge/diner space
- Well-fitted kitchen
- Fantastic conservatory
- Great rear garden
- Driveway and single garage

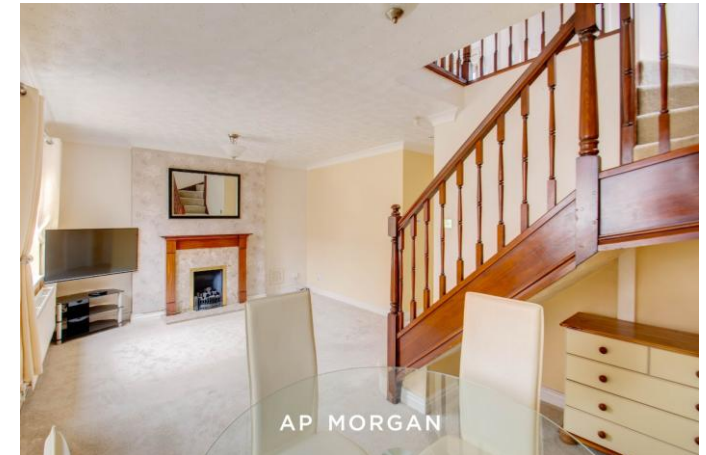
Description:

Introducing this spacious detached property, offering three generously sized bedrooms, a spacious lounge, a well-fitted kitchen, a fantastic conservatory, and the added benefits of a driveway and single garage, situated in the convenient location of Abbeydale, Redditch.

Upon arrival in the quiet cul-de-sac, the property features a driveway with a lawned area to the side, bordered by bushes and trees that add greenery to the frontage. Access to the garage is located on the left, while the main entrance to the property is centrally positioned.

The ground floor opens into a porch, which leads into the hallway. To the right is the kitchen, fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, and space for freestanding under-counter appliances. At the end of the hallway is the lounge, a generous space ideal for relaxation and family entertainment, with room for a dining table to one side. The lounge also provides access to the WC, fitted with a toilet and wash basin, as well as the stairs rising to the first floor. Sliding doors open into the conservatory, which offers additional living space, particularly during the warmer months, and features French doors leading out to the rear garden.

The first floor comprises bedroom one, a spacious double room with a fitted wardrobe; bedroom two, a further double bedroom; and bedroom three, an ideal single room. The family bathroom is also located on this floor and is fitted with a toilet, wash basin, corner bath, and separate shower cubicle.



The rear garden opens onto a patio area, providing a fantastic space for outdoor furniture and entertaining. Steps lead up to a lawned area, with the garden bordered by fencing and mature shrubs.

Well situated in Abbeydale, the property is approximately 0.7 miles from Redditch Town Centre, which offers a wide range of amenities, including shops, restaurants, bars, and a cinema, as well as bus and train stations. The M5 and M42 motorway networks are also easily accessible.

Details:

Porch

Hall

Kitchen 9'7" x 7'5" (2.92m x 2.26m)

Lounge 14'10" x 18'9" (4.52m x 5.72m)

Conservatory 9'8" x 9'1" (2.95m x 2.77m)

WC

Landing

Bedroom One 8'10" x 11'5" (2.7m x 3.48m)

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

Bedroom Three 6'9" x 10'3" (2.06m x 3.12m)

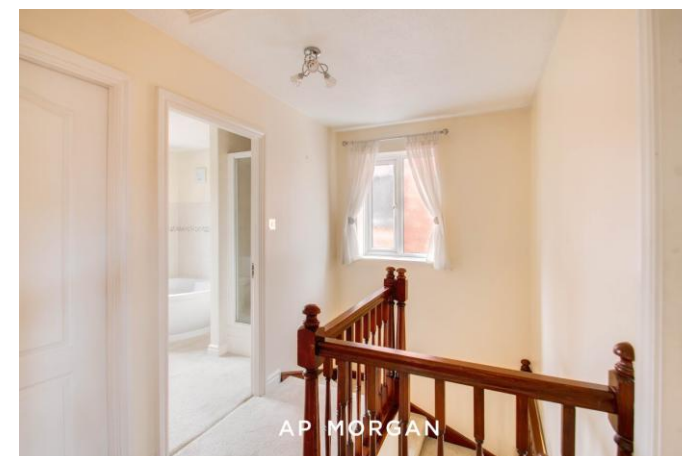
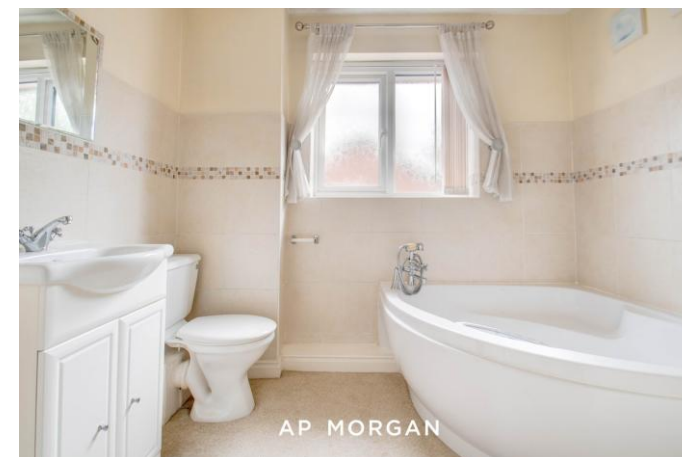
Bathroom 8'4" x 7'1" (2.54m x 2.16m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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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.

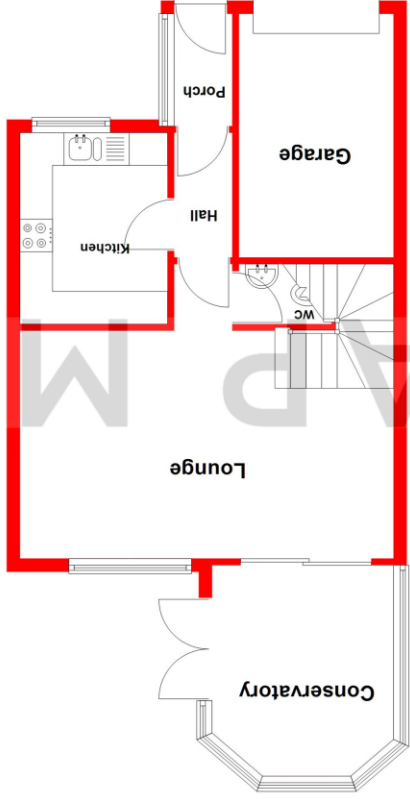
Need a solicitor?

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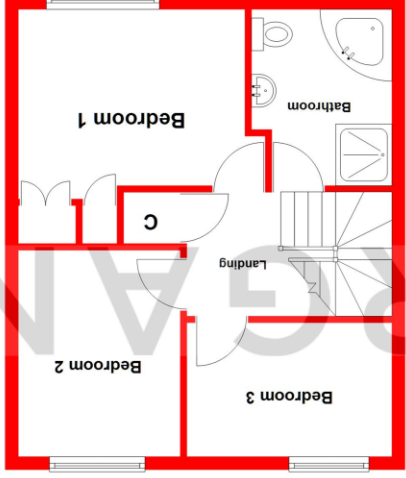
Identity Checks

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. 52.5 sq. metres (565.2 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 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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