



AP MORGAN

Torrs Close, Southcrest, Redditch
Offers Over £325,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Newly refurbished throughout, move-in ready
- Modern kitchen/diner with integrated appliances and garden access
- Generous lounge with two sets of French doors onto Juliet balconies
- Three/four bedrooms including en-suite primary
- Family bathroom and two further WC's
- Private rear garden with new decking and lawn
- Gated side passage, unique to the road
- Single garage with additional storage

Description:

Situated down a secluded cul-de-sac in Southcrest. Refurbished top to bottom. Ready to move into with no onward chain and nothing left to do. Don't wait around.

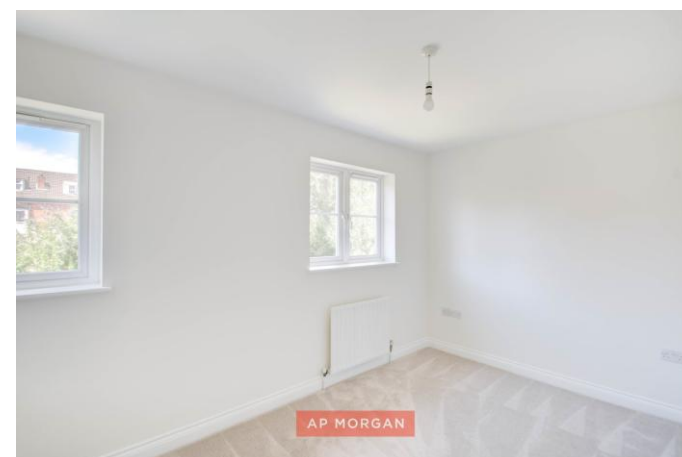
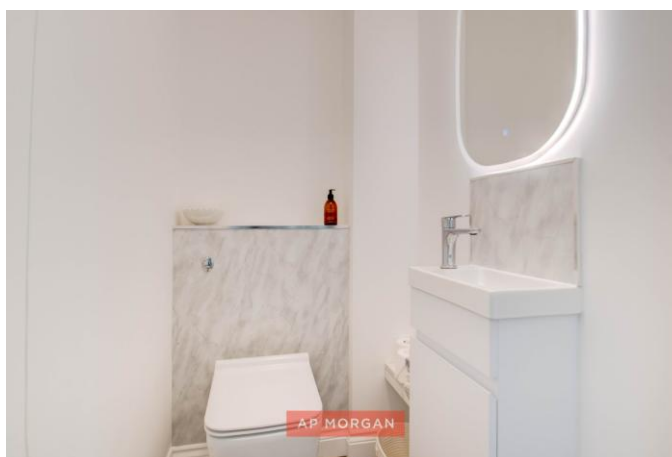
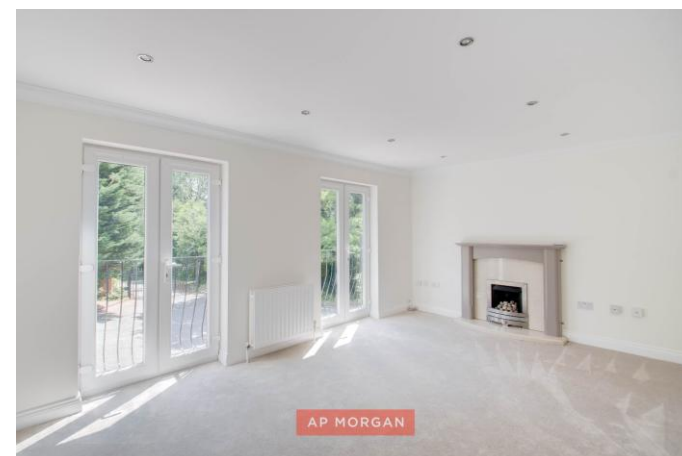
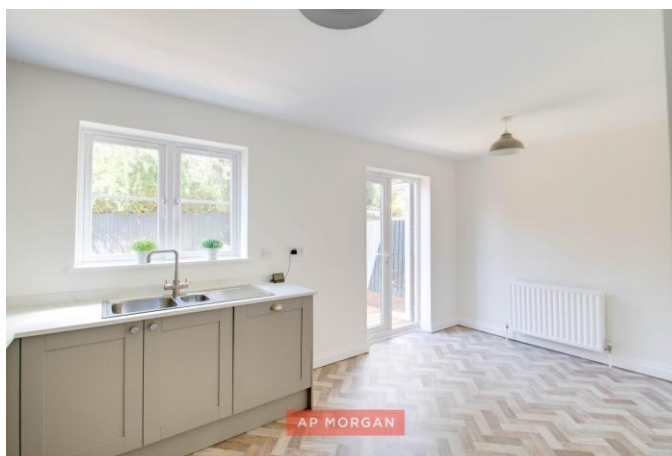
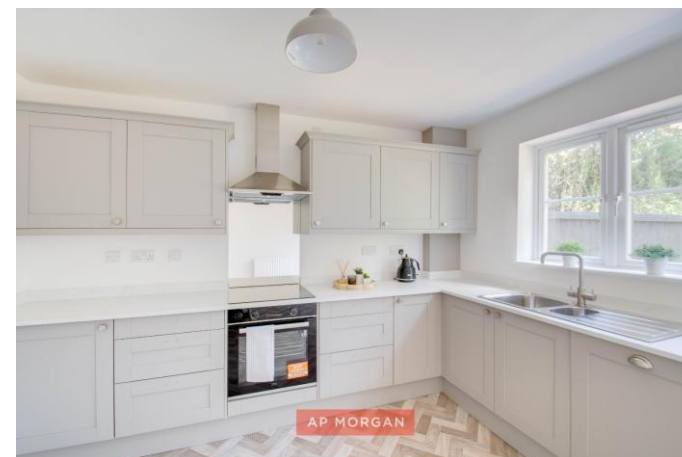
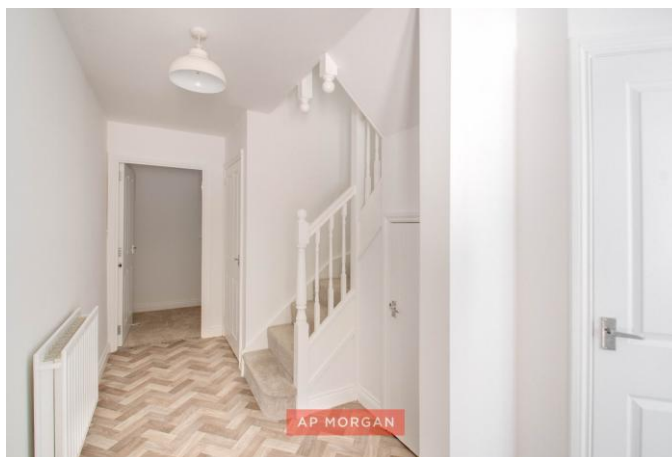
You'll notice the change before you've even taken your coat off. This three/four bedroom home in Southcrest has been refurbished throughout to a high standard, with new carpets and a blank canvas ready for you to make it your own from day one.

The ground floor keeps things practical. An entrance hall leads through to two separate storage spaces and a utility room, giving you the kind of everyday organisation most homes simply don't have room for. This floor also offers an additional versatile room, ideal as a fourth bedroom or a handy home office space with a WC to the side. Stairs take you up to where the living happens.

On the first floor, the lounge is the room you'll want people to see. Two sets of French doors open onto Juliet balconies and fill the space with light, with a feature fireplace giving it a focal point on quieter evenings. The kitchen/diner has been finished with an integrated oven, induction hob, extractor hood and dishwasher, and a door straight out to the garden, so cooking and outdoor space work together rather than sitting apart.

Up again, you'll find three bedrooms. The primary has its own en-suite shower room, there's a comfortable double, and a single that works equally well as a nursery. The family bathroom has both a bathtub and an overhead shower.

Outside, the rear garden has new decking and lawn with bordering shrubbery, ready for summer without any work needed. A gated side passage, unique to this house on the road, gives you private access round to the back without bringing the gardening tools through the house. There's a single garage too, with generous storage at the rear, useful for anything from bikes to a home gym.



Southcrest itself is a quiet, residential pocket of Redditch, within walking distance of Arrow Valley Country Park and its lake, café and open space. Redditch town centre and the Kingfisher Shopping Centre are close for everyday shopping, and Redditch railway station connects you onto the Cross City Line into Birmingham New Street. There's a choice of local primary schools too, if that's part of your thinking.

This one's ready. All it needs is you.

Details:

Entrance Hall

Utility 6'8" x 4'3" (2.03m x 1.3m) Both Max

WC

Storage 4'8" x 9'4" (1.42m x 2.84m)

Landing

Lounge 11'4" x 16'8" (3.45m x 5.08m)

Kitchen/Diner 8'3" x 16'8" (2.51m x 5.08m) Both Max

Landing

Bedroom One 8'3" x 12'1" (2.51m x 3.68m)

En-suite 7'8" x 4'5" (2.34m x 1.35m)

Bedroom Two 11'3" x 9'1" (3.43m x 2.77m) Both Max

Bedroom Three 11'3" x 7'3" (3.43m x 2.2m) Both Max

Garage 18'8" x 7'9" (5.7m x 2.36m)

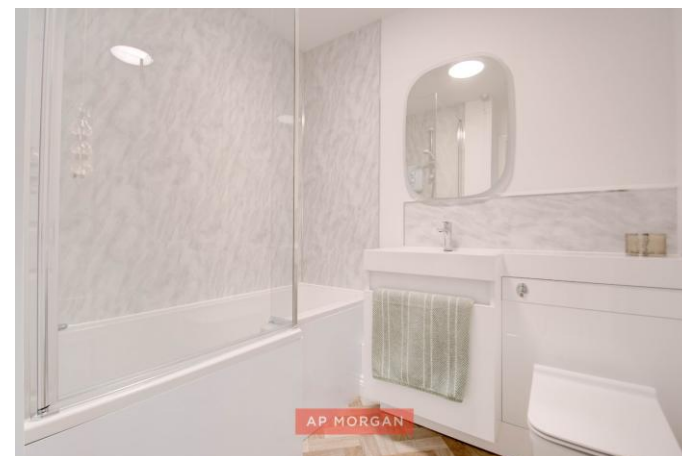
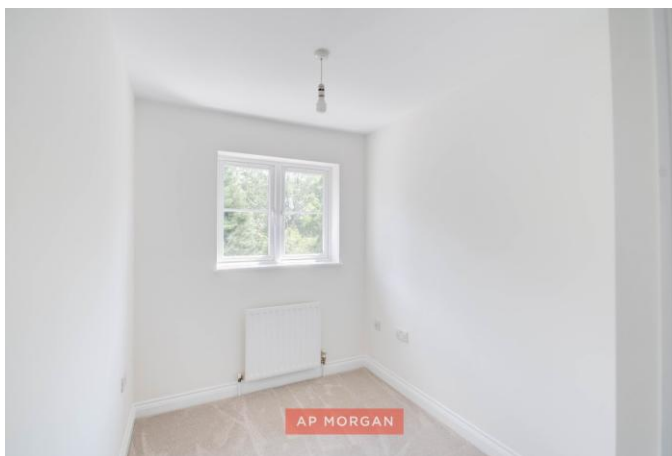
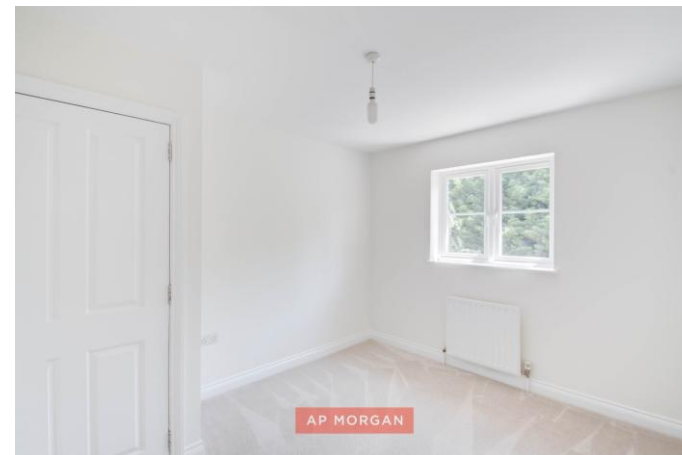
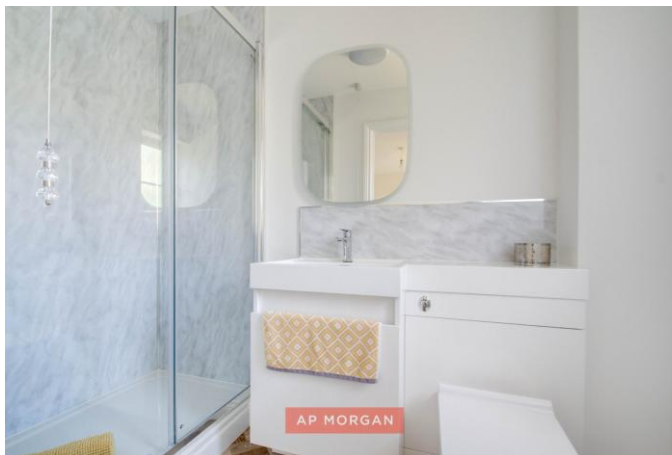
Bathroom 7'5" x 6'11" (2.26m x 2.1m) Both Max

EPC Rating: C

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.

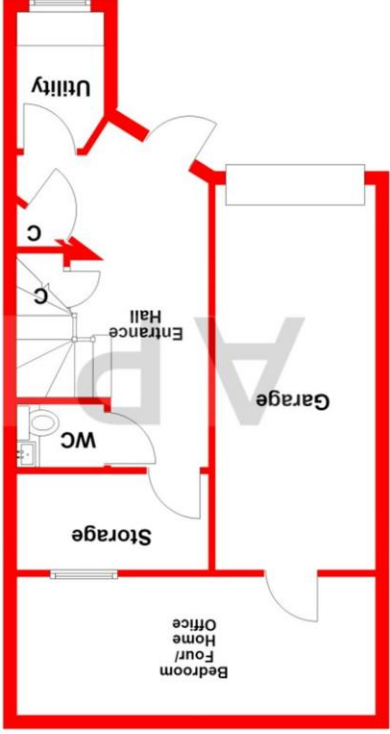
Need a solicitor?

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.

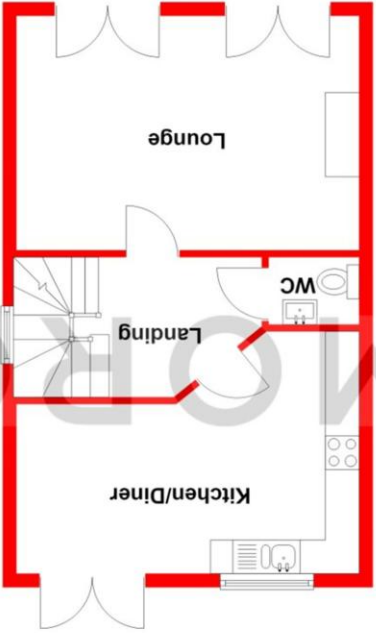
Identity Checks

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.

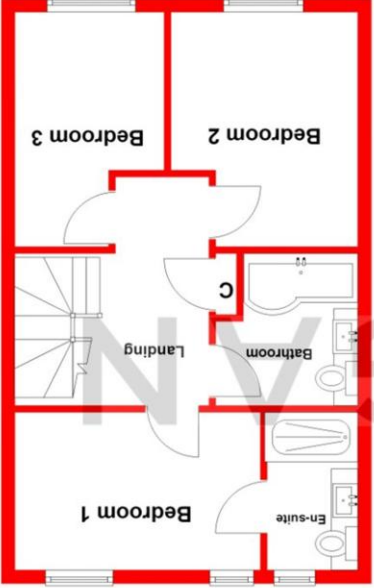
Ground Floor



First Floor



Second Floor



Total area: approx. 132.4 sq. metres (1425.0 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 Planlup.

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