

AP MORGAN



Beoley Road East, Lakeside, Redditch
Offers in excess of £170,000

Features:

- Renovation and investment opportunity, ideal for developers
- Four bedrooms, three doubles and one single
- Semi-detached with driveway potential
- Generous lounge space
- Separate spacious dining room
- Extensive kitchen with scope to reconfigure
- Four piece family bathroom plus downstairs WC
- Spacious rear garden with room to develop

Description:

Lakeside address. A semi-detached with genuine scope. This one rewards a developer's eye.

If you're looking for a renovation project with real bones and real upside, this is worth your time. Set in Redditch's Lakeside area, close to the 900 acres of Arrow Valley Country Park and its lake, this semi-detached home gives you space to work with and room to add value from day one.

Step through the front door and you're into a hallway that gives you options: turn into a generous lounge, or continue through to the extensive kitchen, giving you the scope to reconfigure it entirely to suit a modern buyer and a separate dining room, ideal if you want distinct spaces for family life or a strong resale layout. A downstairs WC sits conveniently off this floor as well as a large storage cupboard.

Upstairs, you'll find four bedrooms, three of them doubles and one single, served by a four piece family bathroom. The layout gives you flexibility, whether you're planning a full refurbishment, an extension, or simply refreshing what's already a solid footprint.

Outside, there's the opportunity to create a driveway, and a spacious rear garden that gives you plenty to work with, whether that's landscaping, extending, or simply opening up the outdoor space to match the ambitions inside. This is a property for someone who can see past what's there now and into what it could become. Early viewings are recommended.



Details:

Porch

Hall

Lounge 21'11" x 9'6" (6.68m x 2.9m)

Kitchen 26'6" x 8'2" (8.08m x 2.5m) Both Max

Dining Room 16'5" x 10'5" (5m x 3.18m)

WC

Landing

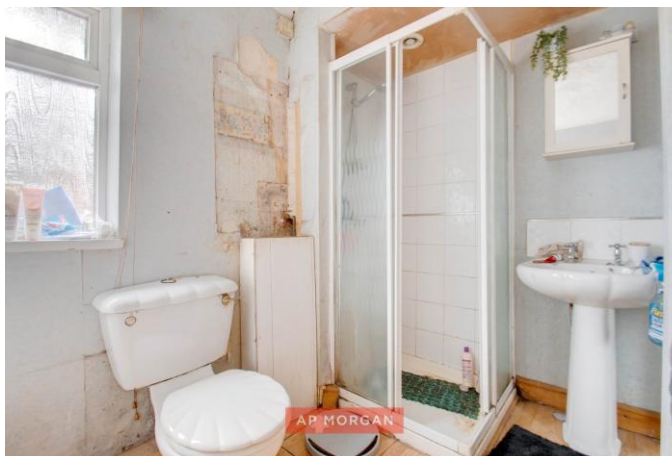
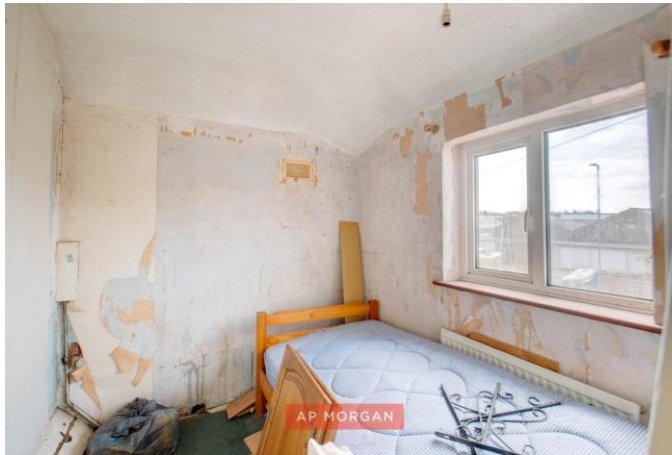
Bedroom One 12'6" x 9'1" (3.8m x 2.77m)

Bedroom Two 14'4" x 6'2" (4.37m x 1.88m) Both Max

Bedroom Three 13'1" x 8'5" (4m x 2.57m)

Bedroom Four 7'1" x 9'4" (2.16m x 2.84m)

Bathroom 10' x 5'7" (3.05m x 1.7m)



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

Property to sell?

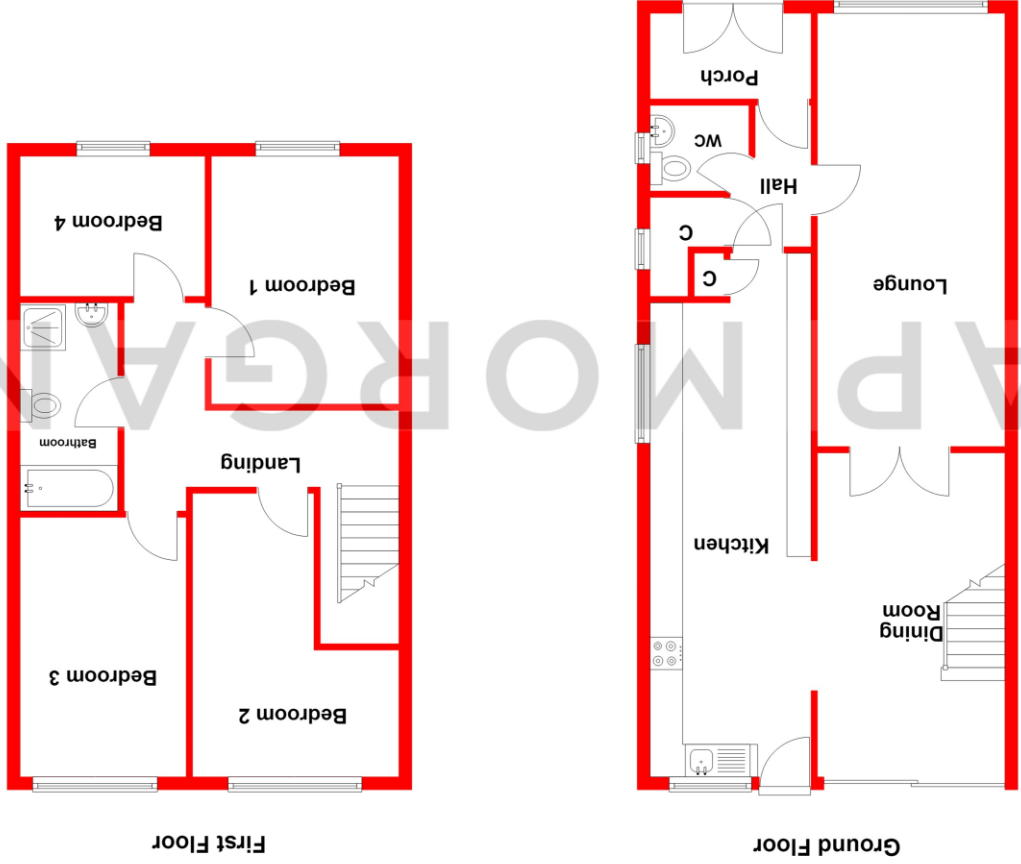
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 121.6 sq. metres (1308.7 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.