

AP MORGAN



Bromsgrove Road, Redditch, Worcestershire
Offers in the region of £280,000

Features:

- No onward chain
- Three double bedrooms across three floors
- Master bedroom occupies the entire second floor
- Master en-suite with eaves storage either side
- Ground floor WC
- Kitchen diner with built-in oven and hob, door to garden
- Generous rear garden, paved seating area and lawn
- Gravelled driveway, parking for two cars

Description:

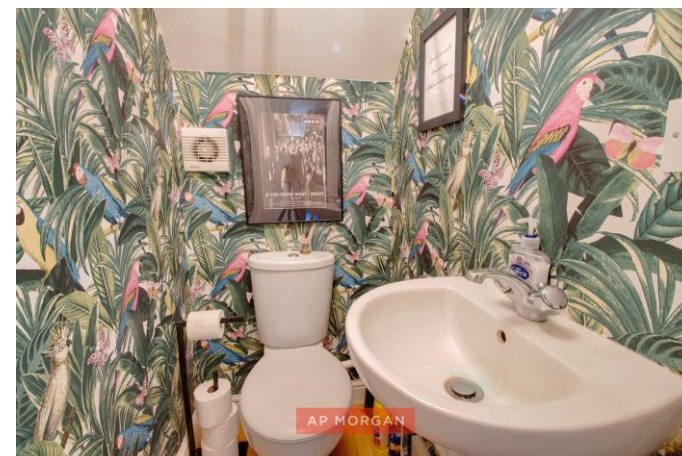
PERIOD CHARACTER. THREE DOUBLE BEDROOMS. ZERO CHAIN.

It starts downstairs, where the kitchen diner is built for more than just cooking, a run of fitted units and a built-in oven and hob doing the work while the door stays open to the garden on anything approaching a decent day. Slip through to the ground floor WC and you'll notice the small thoughtful touch of it being tucked off the kitchen, so muddy boots and drop-in guests never have to go near the stairs. At the front, the lounge takes its cue from a bay window, the kind of spot that quietly claims you for an afternoon before you've noticed.

Head up and the same idea continues. Two double bedrooms share the first floor with the family bathroom, each with enough breathing room that nobody's fighting for the good side of the bed.

Then the house saves its best trick for last. The whole second floor belongs to the master bedroom alone, en-suite and eaves storage either side of it, so there's no shared landing, no queue for the bathroom, just a floor that's entirely yours. Outside, the garden keeps the theme going. A paved seating area unwinds into a lawned stretch behind it, room enough to spread out rather than squeeze in, and the gravelled driveway at the front takes two cars without either of you having to negotiate who goes where.

Step outside the front door and you're within walking distance of Redditch town centre and the Kingfisher Shopping Centre, so the big weekly shop, a coffee, or a



cinema trip don't need to involve the car at all. The train station is close by too, with direct services running into Birmingham for anyone commuting or heading in for the day.

For weekends outdoors, Arrow Valley Country Park is a short drive away, plenty of room to walk off a Sunday lunch or let the kids and the dog run properly loose. It's the kind of spot that works whether you want to walk into town or drive out of it.

Details:

Hall

Lounge 3.88 x 3.57

Kitchen/Diner 3.92 x 3.22

First Floor Landing

Bedroom Two 3.91 x 2.82

Bedroom Three 3.86 x 3.00

Bathroom 2.82 x 1.58

Second Floor

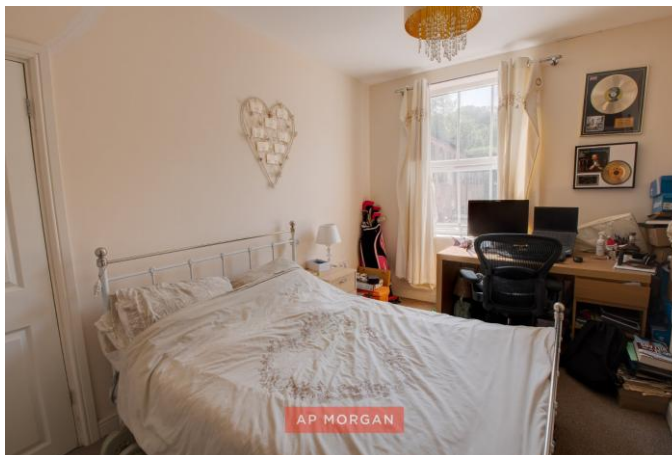
Master Bedroom 4.63 x 2.86 Min

EPC Rating: D

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 Wisser 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.wissermortgageadvice.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.

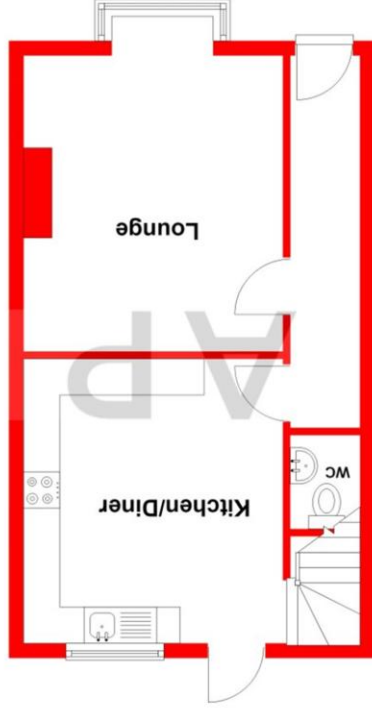
Need a solicitor?

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.

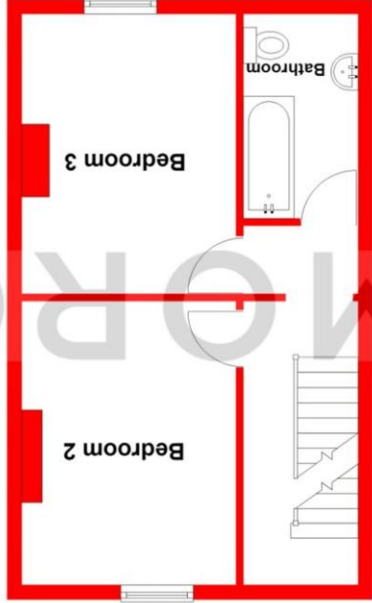
Identity Checks

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.

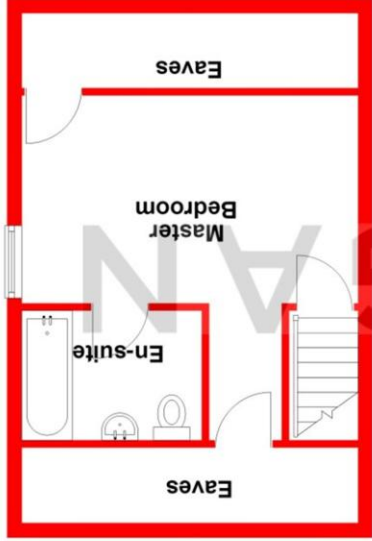
Ground Floor



First Floor



Second Floor



Total area: approx. 104.1 sq. metres (1120.3 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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