



AP MORGAN

Foxlydiate Crescent, Batchley, Redditch
Offers in the region of £230,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Semi-detached home with room to make it your own
- Three bedrooms across the first floor, including two doubles
- Spacious front lawn bordered with hedges, plus on-street parking
- Fireplace-led lounge and a kitchen that flows into the dining room
- Outhouse extension with garden and front access
- Ground floor toilet and separate utility room
- Batchley First and Nursery School under half a mile, Birchensale Middle School under a mile

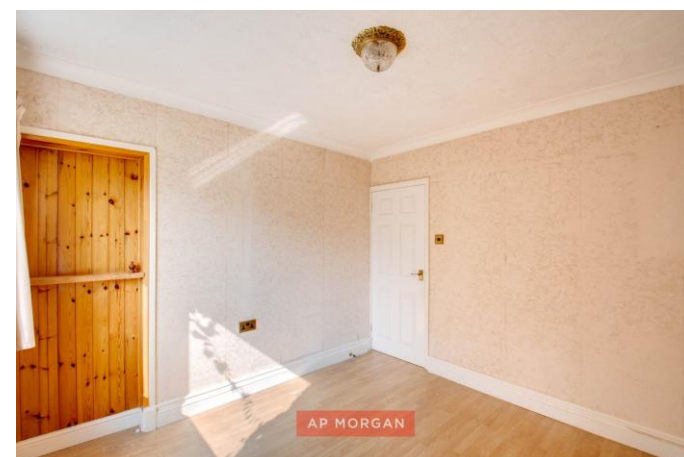
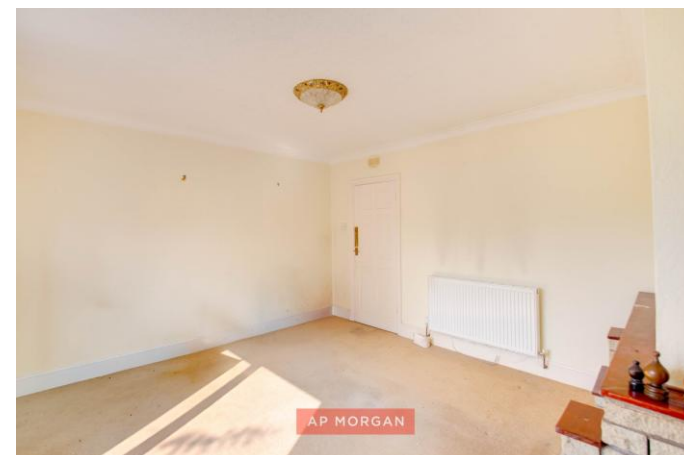
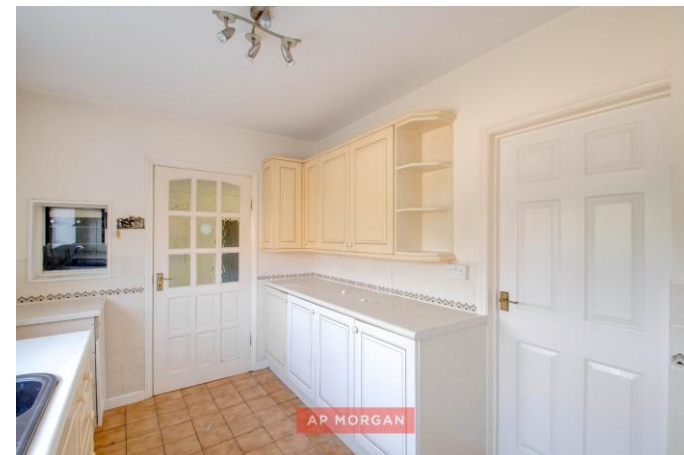
Description:

No onward chain. Which means no waiting on someone else's next move before you can make yours.

This semi-detached home sits behind a spacious front lawn bordered with hedges, with on-street parking close by. Step through the porch and into the entrance hall, and the layout does the work for you: the lounge sits straight ahead with a fireplace as its natural focus, while the kitchen opens to your left and flows into the dining room beyond. From here, an outhouse extends the space further, with its own door out to the garden and another to the front, plus a ground floor WC and a separate utility room, so the practical side of the house is sorted before you've even gone upstairs.

Upstairs, the landing includes a cupboard housing the boiler and leads to three bedrooms. Bedroom one is a double with fitted wardrobes, bedroom two a further double, and bedroom three suits either a single bedroom, a home office or a nursery, whatever fits your plans. A family bathroom completes the first floor.

You're within half a mile of Batchley First and Nursery School and under a mile of Birchensale Middle School, with Trinity High School and Sixth Form Centre, rated Good by Ofsted, a short drive away. Redditch railway station is approximately a mile from the property, with regular services to Birmingham New Street in around 20 minutes, and the M42 and M5 are both within easy reach for those who need to travel further afield. Local shops, including a Tesco Express, are close by on Batchley Road, with Redditch town centre and its wider range of shops and amenities only a short journey away.



Details:

Porch

Entrance Hall

Lounge 11'2" x 14' (3.4m x 4.27m)

Kitchen 7'8" x 11'5" (2.34m x 3.48m)

Dining Room 10'3" x 9'6" (3.12m x 2.9m)

Outhouse 19'9" x 4'1" (6.02m x 1.24m)

Utility Room 6'3" x 6' (1.9m x 1.83m)

Toilet

Landing

Bedroom One 10'4" x 12'1" (3.15m x 3.68m)

Bedroom Two 12'4" x 9'5" (3.76m x 2.87m)

Bedroom Three 8'11" x 8'7" (2.72m x 2.62m)

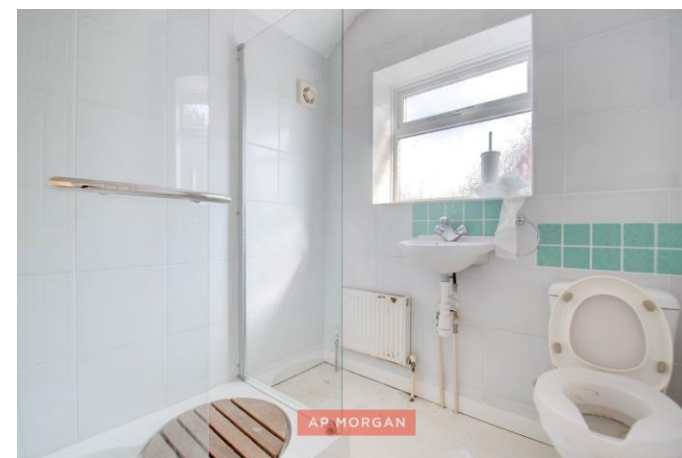
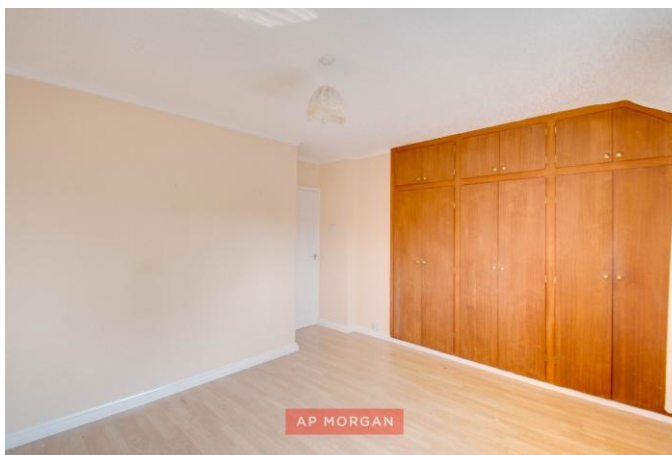
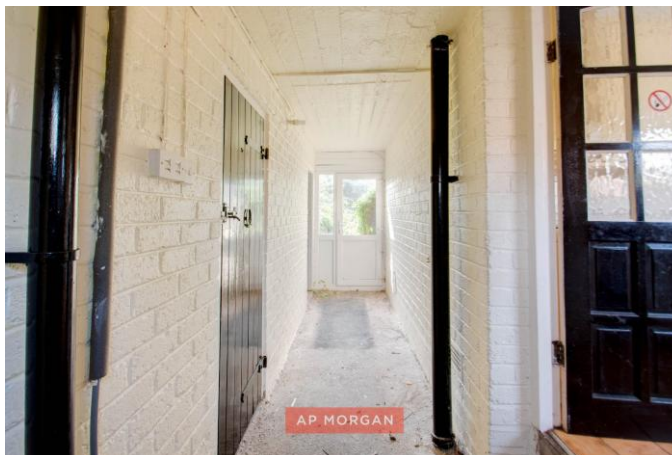
Bathroom 6'3" x 6'3" (1.9m x 1.9m)

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?

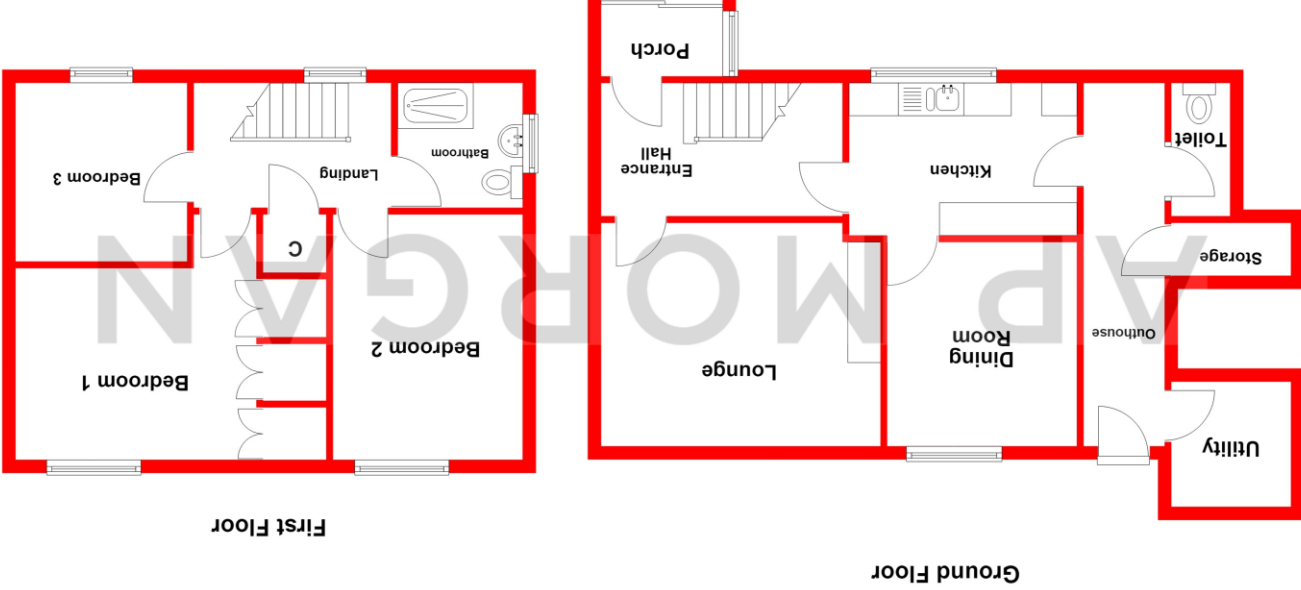
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



Total area: approx. 102.5 sq. metres (1103.8 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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