

AP MORGAN



Flat 9 Rectory Court, Alvechurch, Alvechurch
Offers in the region of £220,000

Features:

- Modern apartment, just 3 years old
- Open-plan lounge/kitchen/diner
- Integrated Bosch appliances throughout kitchen
- Juliet balcony with French doors
- Spacious double bedroom
- Huge boarded loft, rare for a flat
- Landing storage cupboard
- Gated parking with EV charger

Description:

Quiet, modern, and ready to go. This one ticks every box for a first-time buyer.

Tucked away in Alvechurch, this first floor apartment at Rectory Court offers a peaceful spot with a genuinely spacious one-bed layout. The development is only three years old, so everything feels fresh, and there's an open-plan lounge/kitchen/diner with plenty of room to actually live in, not just look at. Add in a Juliet balcony, a rare boarded loft, and your own allocated parking with an EV charger, and you've got a home that's ready the moment you pick up the keys.

We asked them what made them buy it...

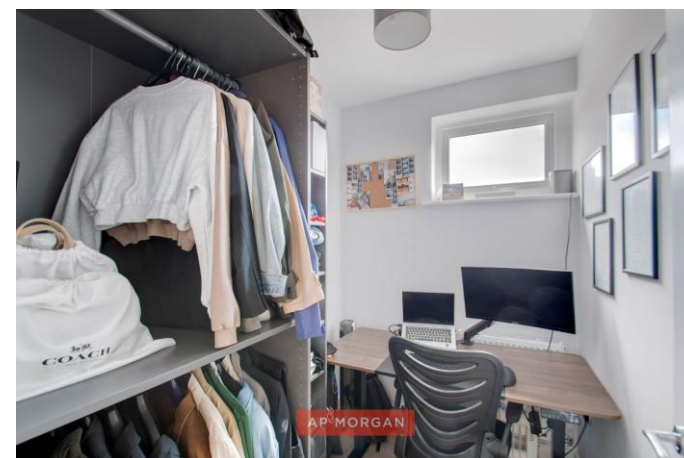
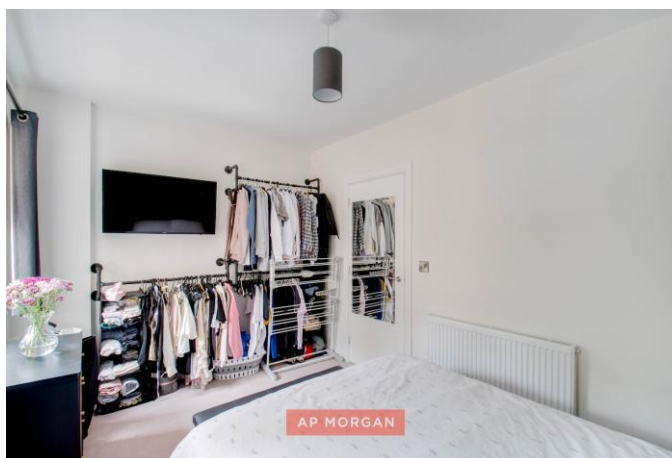
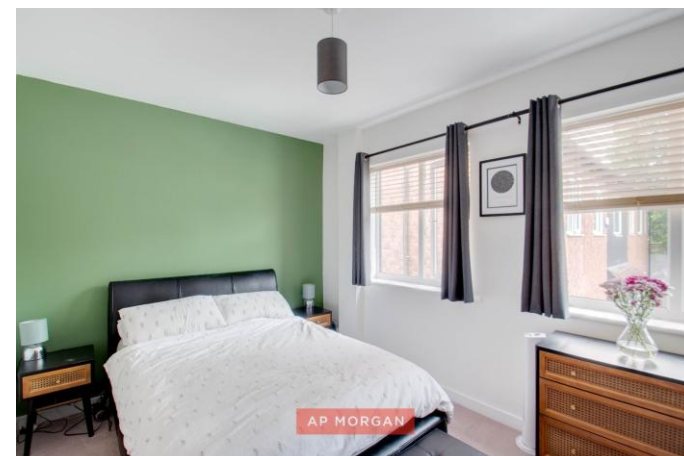
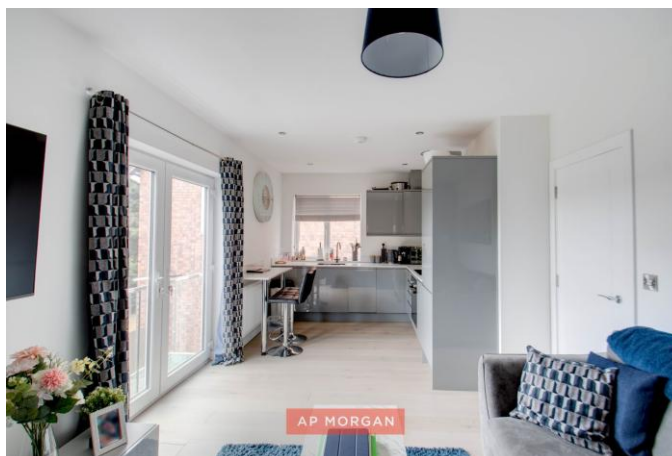
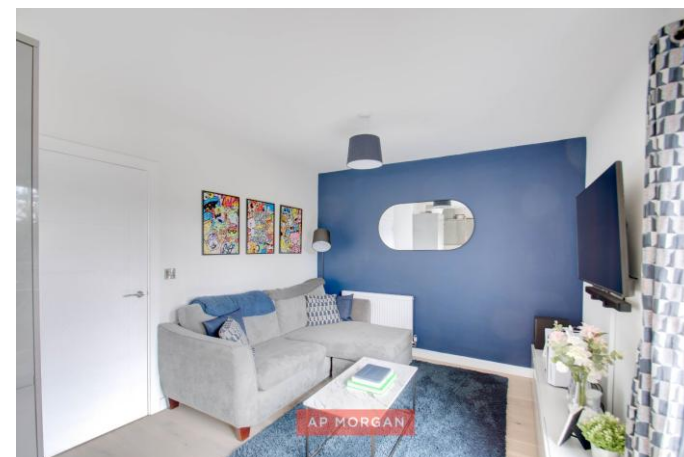
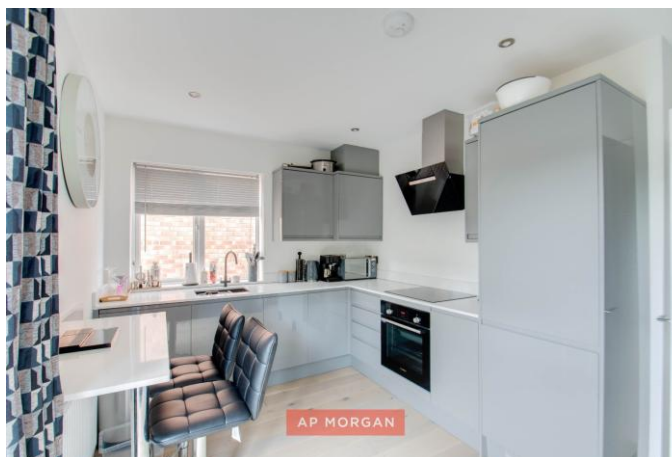
"I grew up in this area, so I know it well. It's quiet, but you're still close to everything you need. The transport links are great too, so it just made sense to stay local."

What about the house itself?

"Having the space for a proper home office was the main thing that sold it for me. Working from home is so much easier when you've actually got somewhere to do it. And I love how open the living space feels. It just works."

Our agents say...

Honestly, one of the best bits of this apartment is the kitchen itself, kitted out with integrated Bosch appliances (dishwasher, fridge/freezer, washer/dryer, oven), so there's nothing to sort out and nothing to replace. A huge, fully boarded loft is not something you find in flats very often, and it's a genuine game-changer for storage.



Throw open those French doors onto the Juliet balcony on a summer evening, and this open-plan space really comes into its own. There's a landing storage cupboard for all the bits and pieces, a gated resident driveway with your own parking space and EV charger, and even gated bin storage, so the small stuff is taken care of too.

This is a proper turn-key home. Being newly built, there's nothing to do here, no work needed, no compromises. It's a blank canvas ready for whoever moves in next to make it their own, and it's an ideal first step onto the property ladder.

And you're not short of options on your doorstep either. Alvechurch railway station is a short walk away, putting Birmingham and Redditch within easy reach on the Cross-City Line, while the M42 and M5 are both close by for anyone driving further afield. The village itself has a lovely, proper community feel, with independent shops, a Co-op for the essentials, cosy canalside pubs, and cafes all within walking distance. Throw in the towpath walks along the Worcester and Birmingham Canal and the Lickey Hills nearby for weekend wandering, and you've got the best of village life with the city still close enough when you need it.

Fancy a look round? Get in touch and we'll get you booked in.

Details:

Hall

Lounge/Kitchen/Diner 10'6" x 20' (3.2m x 6.1m)

Bedroom 13'4" x 8'11" (4.06m x 2.72m)

Study 5'4" x 7'3" (1.63m x 2.2m)

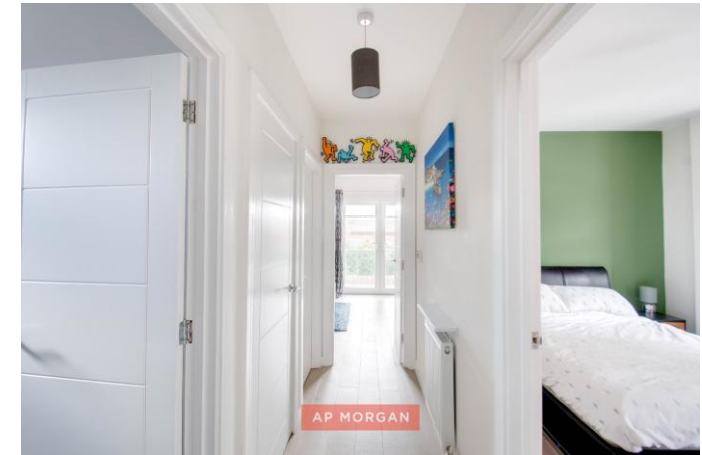
Bathroom 6'3" x 6'7" (1.9m x 2m)

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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.

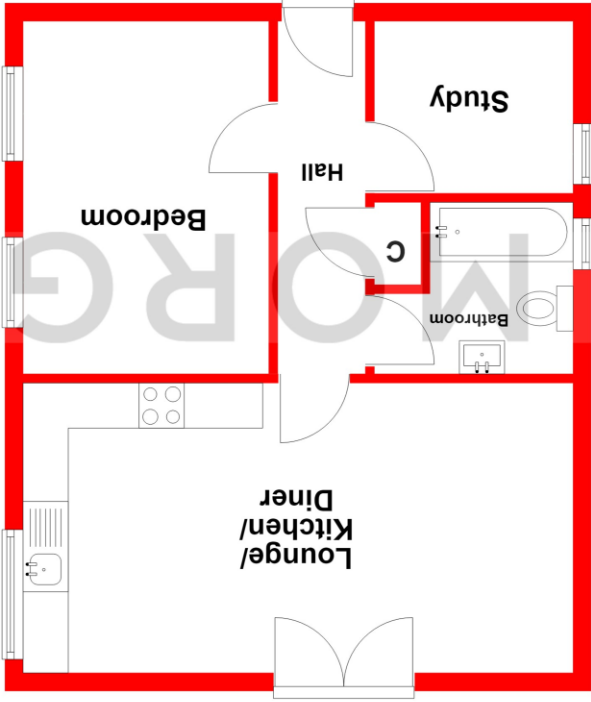
Need a solicitor?

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.

First Floor



Total area: approx. 43.8 sq. metres (471.0 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 PlanUp.

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