



AP MORGAN

Highland Way, Redditch
Offers in the region of £180,000

Features:

- Substantial mid-terraced family home with over 30 years of happy memories
- No onward chain
- Spacious lounge with adjoining cloakroom and cosy electric fireplace
- Rear patio doors opening onto the garden, perfect for indoor/outdoor living
- Generous kitchen diner with space for freestanding appliances and a table/chairs
- Two double bedrooms plus a single, ideal for a growing family or home office
- Bedroom two benefits from an integrated wardrobe and storage space
- Family shower room and separate ground floor WC
- Level access at the front door, great for reduced mobility
- Low maintenance rear garden with parking to the rear
- Popular Redditch location close to well regarded schools, supermarkets, and playing fields
- Strong sense of community, with a social club just across the road
- A genuine opportunity for first time buyers to add their own stamp

Description:

Thirty years of family life. One much-loved home. Now it's ready for someone new to fall in love with it.

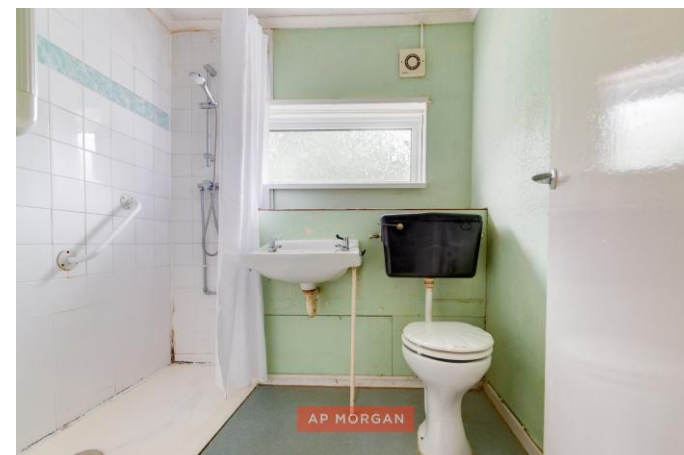
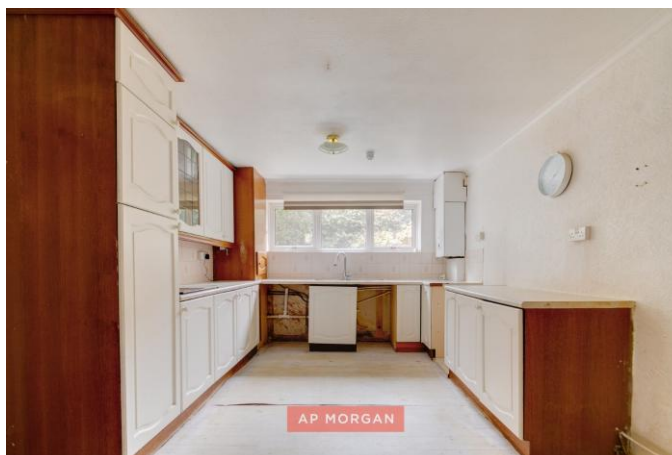
Tucked away in a friendly corner of Redditch, this substantial mid-terraced home is a genuine first-time buyer opportunity, and it comes with no onward chain. It needs a little modernising, yes, but the bones are here: two double bedrooms, a single, a family shower room, and a spacious lounge that flows straight out to the garden. This is a house that has been lived in properly for three decades, and it shows in all the right ways.

We asked them what made them buy it...

"There's a real sense of community here. The club is just over the road and there's always something going on. We've got a large supermarket close by, the schools in the area are well regarded, and it's still quiet, which is exactly what you want when you're raising a family. The playing fields are right on our doorstep, and the dog walking paths nearby have been brilliant over the years. Thirty years, our family has lived here, and it's given us a proper family life for multiple generations."

What about the house itself?

"We've always loved the electric fireplace in the lounge, it makes the whole room feel like the heart of the house. The front door is level, so it's been easy for anyone with reduced



mobility to come and go, which has mattered more than you'd think over the years. And the garden has been such a lovely space for us. We've got parking at the rear too, which has made day to day life so much easier."

Our agents say...

There's real scope here for a buyer who wants to put their own stamp on a family home with genuine character. The lounge is a great size and comes with an adjoining cloakroom, plus those rear patio doors that open the room right up for indoor and outdoor living. The kitchen diner is generously proportioned, with plenty of room for freestanding appliances and a table and chairs, so it's built for everyday family life rather than just show. Upstairs, bedroom two even has its own integrated wardrobe and storage, which is a lovely practical touch. Add in a ground floor WC, a low maintenance rear garden with a partially covered patio, and rear parking, and you've got a home that ticks a lot of boxes for a first purchase. With no chain to hold things up, this one is ready to move on. Come and see it for yourself, get in touch with our Redditch team today.

Details:

Hall

Living Room 11'11" x 5.16 (3.63m x 5.16) Both Max

Kitchen/Diner 15'10" x 10'6" (4.83m x 3.2m)

Ground Floor WC 5'5" x 2'4" (1.65m x 0.7m)

Landing

Bedroom One 13'1" x 10'9" (4m x 3.28m) Both Max

Bedroom Two 12'4" x 10'1" (3.76m x 3.07m) Both Max

Bedroom Three 9'1" x 6'8" (2.77m x 2.03m)

Shower Room 6'8" x 6'6" (2.03m x 1.98m) Both Max

EPC Rating: C

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 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?

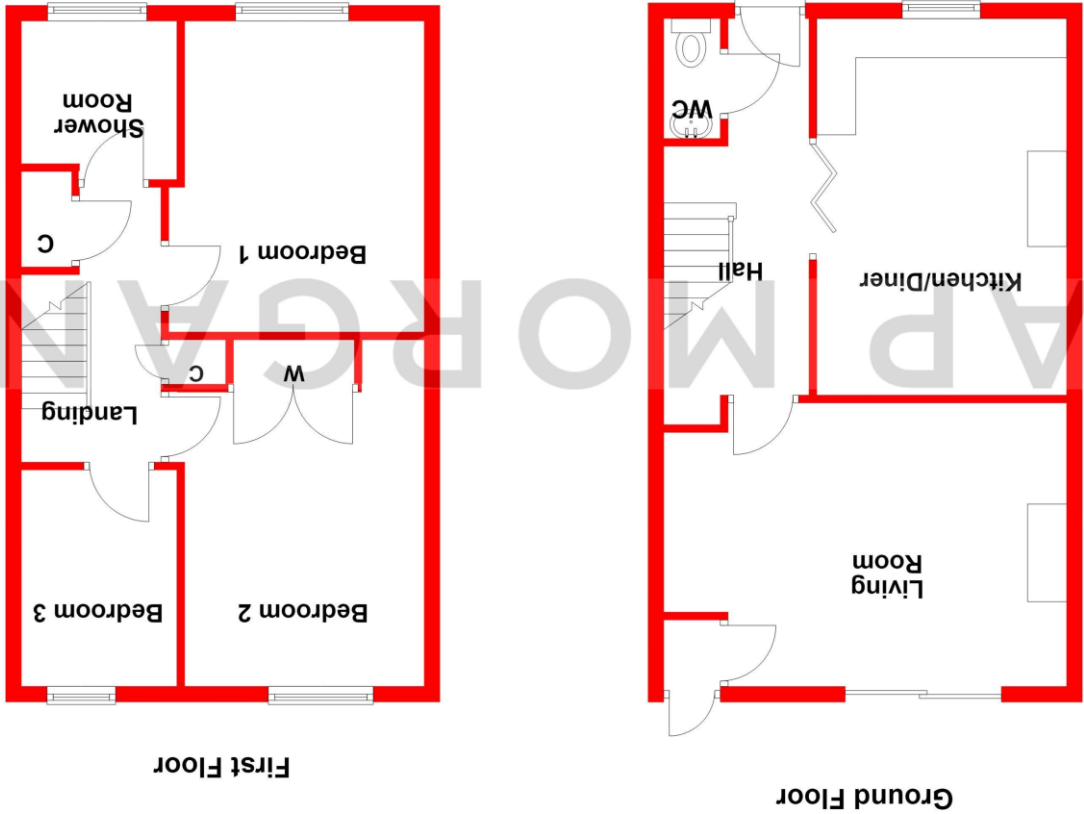
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 88.3 sq. metres (950.9 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.

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.