

AP MORGAN



Auxerre Avenue, Greenlands, Redditch
Offers in the region of £250,000

Features:

- Offered with no onward chain for a smoother, faster move
- Semi-detached home with three bedrooms (two doubles, one single)
- Spacious lounge, ideal for family time or entertaining
- Great sized kitchen/diner, perfect for everyday living
- Sunny conservatory, a bonus space for relaxing year-round
- Converted garage with WC and rear garden access, ideal for storage or extra living space
- Driveway providing easy, convenient parking
- Downstairs WC for added everyday practicality

Description:

No chain. No delay. Just a great family home in Greenlands, ready and waiting.

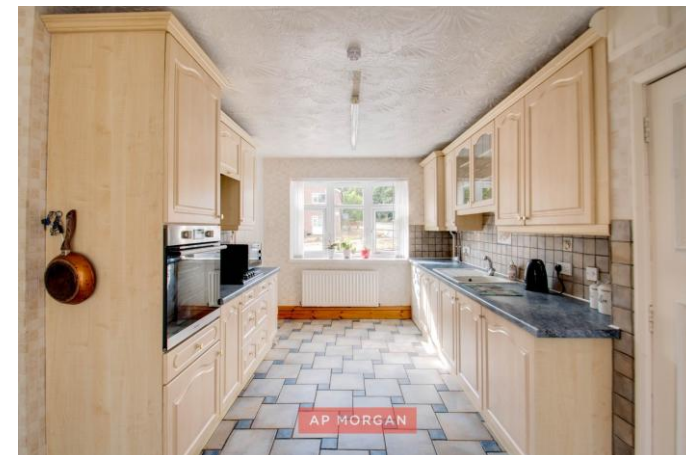
Tucked away in Auxerre Avenue, this semi-detached home offers three bedrooms, a downstairs WC, and a layout that just makes sense for family life. With a driveway for easy parking, a converted garage that adds valuable storage (plus its own WC and garden access), and a sunny conservatory to enjoy year-round, this is a home with real flexibility built in. And because it's offered with no onward chain, your move could be a lot simpler than you think.

Our agents say...

This one ticks a lot of boxes, and it does it without any of the usual chain headaches.

Inside, you've got two generous doubles and a single, so there's room for everyone, whether that's growing kids, guests, or a proper home office setup. The lounge is spacious enough for movie nights and family gatherings alike, and the kitchen/diner gives you a great sized spot for everything from quick breakfasts to Sunday roasts.

The conservatory is a lovely bonus. Somewhere to catch the sun with a coffee, or just have an extra room that doesn't feel like an afterthought.



What really stands out here is the converted garage. It's not just storage, it's a genuinely useful extra space with its own WC and direct access to the rear garden, so it could work as a utility room, a home gym, or exactly what the name suggests: proper storage without the clutter.

Add in a driveway that makes daily life that bit easier, and a location in Greenlands that puts you close to everything you need, and you've got a home with real potential for whoever moves in next.

Chain-free, spacious, and full of options. Homes like this don't sit around for long. Get in touch with AP Morgan today to arrange a viewing.

Details:

Entrance Hall

Lounge 17'1" x 12'10" (5.2m x 3.9m) Both Max

Kitchen/Diner 17'1" x 9'8" (5.2m x 2.95m) Both Max

Conservatory 9'5" x 13'5" (2.87m x 4.1m)

Storage 19'6" x 6'7" (5.94m x 2m) Both max

WC

Landing

Bedroom One 9' x 14'6" (2.74m x 4.42m)

Bedroom Two 9'4" x 11'3" (2.84m x 3.43m)

Bedroom Three 7'9" x 8'9" (2.36m x 2.67m)

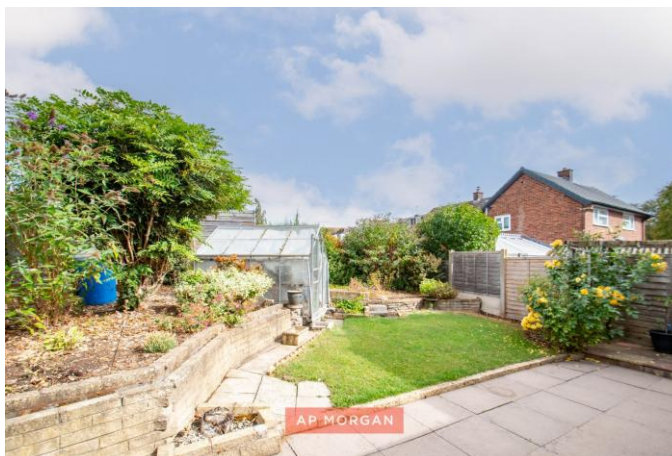
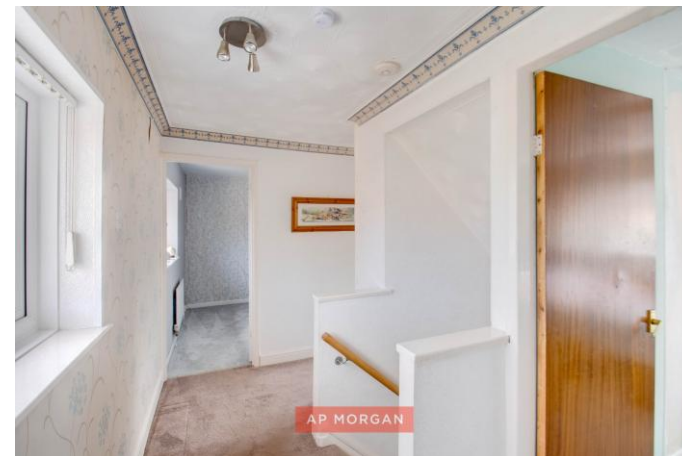
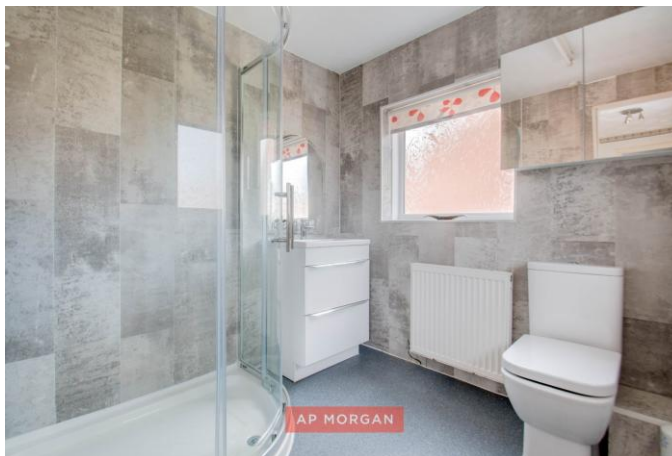
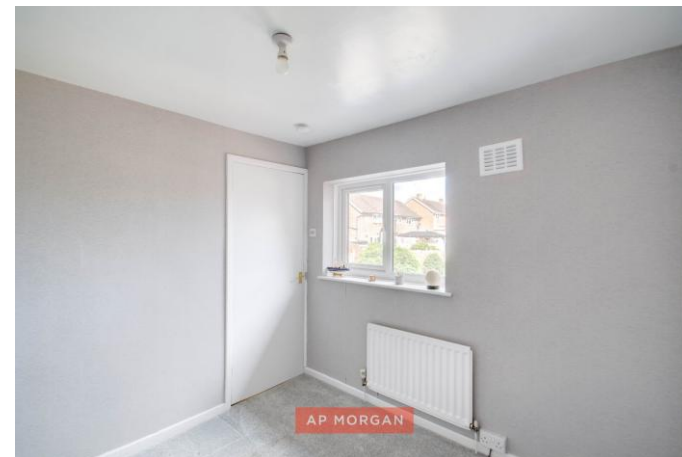
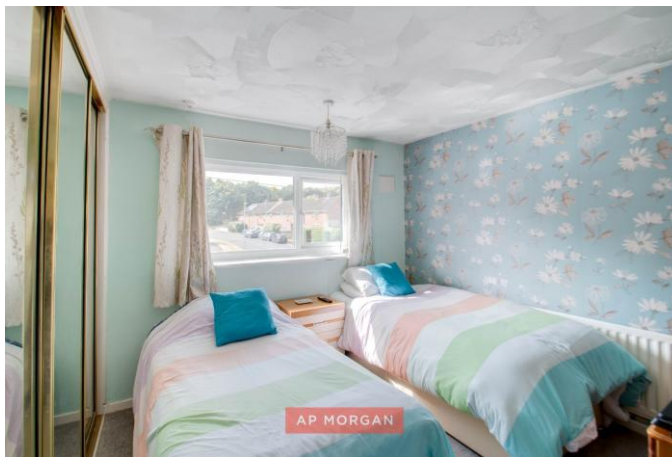
Bathroom 7'2" x 6'10" (2.18m x 2.08m)

EPC Rating: B

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?

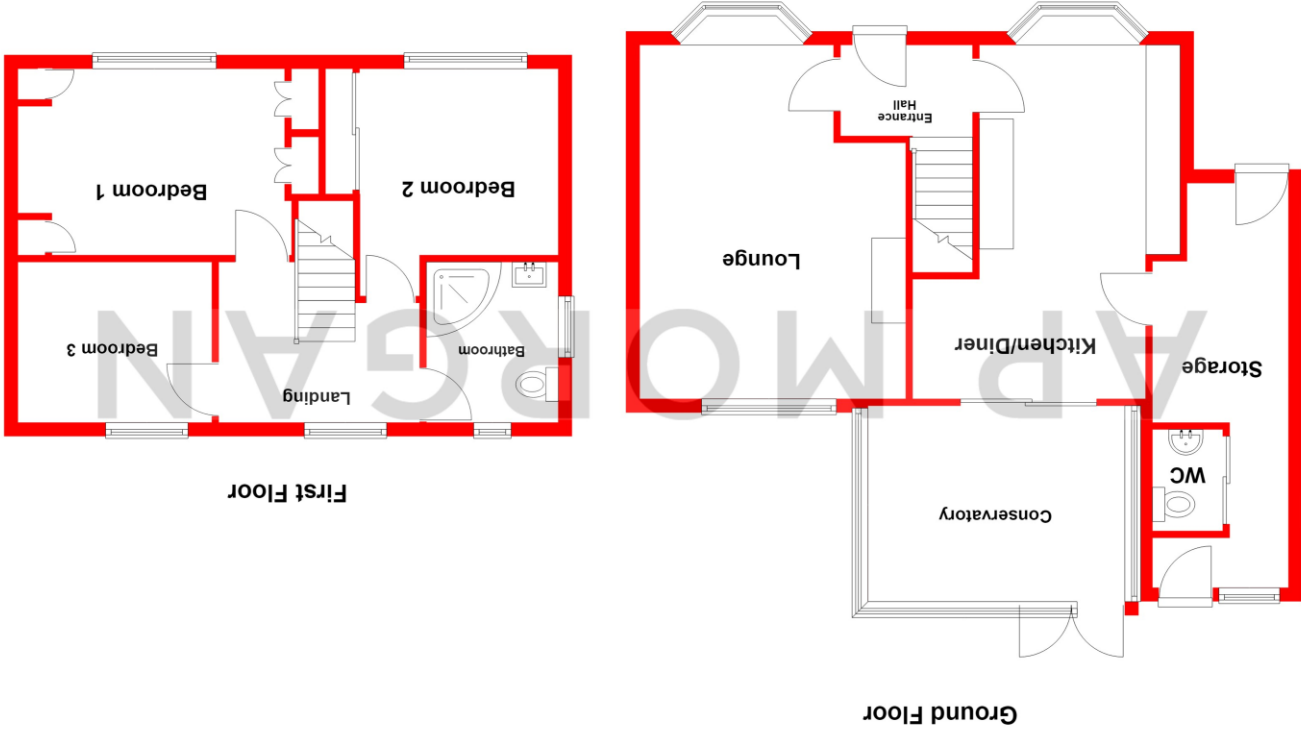
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 106.4 sq. metres (1145.0 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 PlanIt.

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