



AP MORGAN

Northcote House, Hays Lane, Studley
Offers in the region of £800,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Four spacious double bedrooms
- Family bathroom, en-suite, and downstairs WC
- Downstairs study, ideal for working from home
- Huge driveway and garage with plenty of parking
- Spacious, well-fitted kitchen with separate utility room
- Rear garden overlooking peaceful open fields
- Extensive lounge, separate dining room and conservatory

Description:

Looking for four double bedrooms, a garden that looks out over fields, and no onward chain? Northcote House is the one for you.

Tucked away on Haye Lane in a quiet, sought-after pocket of Studley, this detached four-bedroom home is the kind of place families settle into for good. There's a huge driveway and garage for all the parking you could need, a rear garden that looks straight out over open fields, and a conservatory to make the most of that view. Offered with no onward chain, it's ready and waiting, all it needs is you.

We asked them what made them buy it...

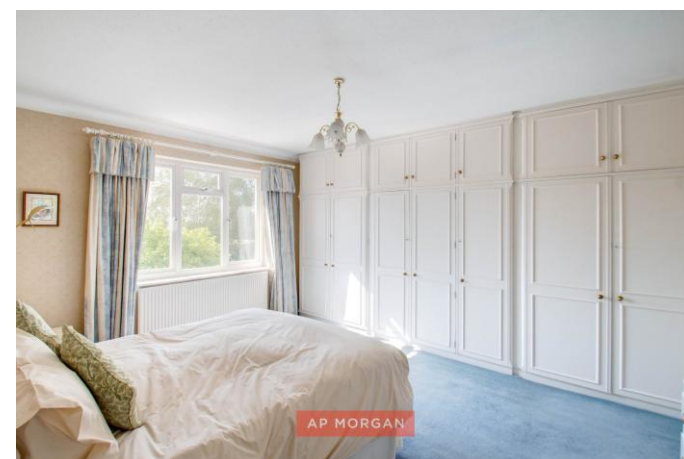
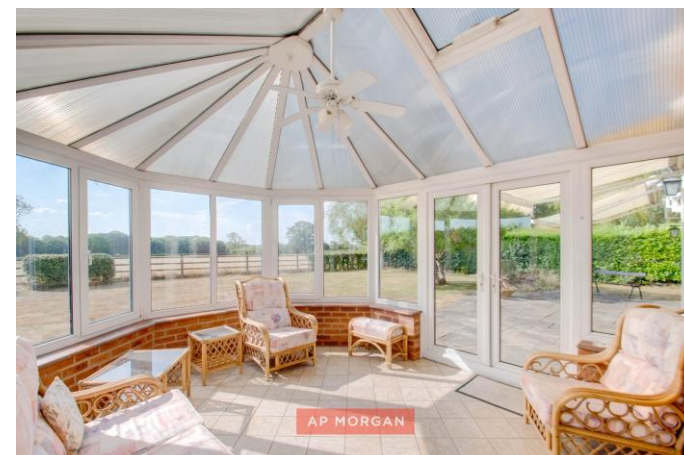
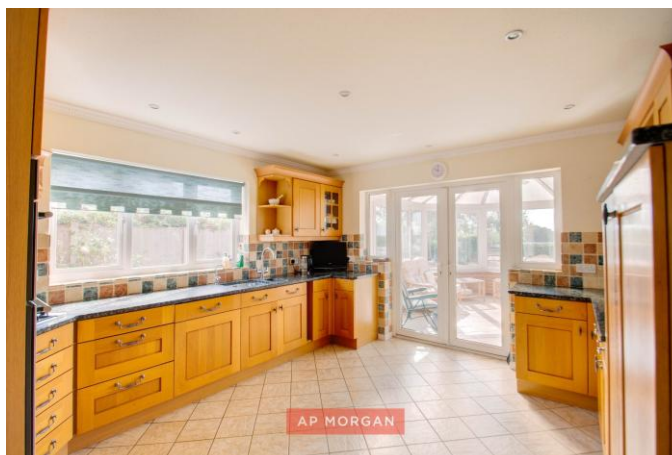
"It was the peace and quiet that got us first. You look out over the fields at the back and it just feels like a proper retreat, even though you're not far from everything you need. It's a brilliant spot for family life."

What about the house itself?

The space in this home is great. Four proper double bedrooms, a downstairs study, a big hallway and landing. The added conservatory is honestly one of the best rooms, especially looking out over the garden and the fields beyond. It's also a brilliant house for hosting, room for all the family and friends.

Our agents say...

This is a genuinely special one. Four double bedrooms means everyone gets their own space, and with a family bathroom, en-suite, and downstairs WC, mornings don't turn into a queue. The study downstairs is perfect for working from home or just having a quiet room to escape to. But it's that garden and the fields beyond that really do it for us. Peaceful, picturesque, and rare to find this close to Redditch.



There's real opportunity here too. Whether you want to move straight in or put your own stamp on it, this is a home with room to grow into. And with no onward chain, there's nothing standing in the way.

Fancy a look? Get in touch with AP Morgan and we'll get you booked in.

Details:

Entrance Hall

Lounge 24'2" x 13'5" (7.37m x 4.1m)

Dining Room 13'5" x 11'6" (4.1m x 3.5m)

Kitchen 13'5" x 12'4" (4.1m x 3.76m)

Utility Room 5'10" x 9'4" (1.78m x 2.84m)

Conservatory 12' x 12'4" (3.66m x 3.76m)

Study 9'7" x 11'8" (2.92m x 3.56m)

WC

Landing

Bedroom One 14'3" x 13'5" (4.34m x 4.1m)

En-suite 6'4" x 13'5" (1.93m x 4.1m)

Bedroom Two 13'5" x 12'4" (4.1m x 3.76m)

Bedroom Three 13'5" x 11'6" (4.1m x 3.5m)

Bedroom Four 9'6" x 11'10" (2.9m x 3.6m)

Bathroom 9'7" x 9'3" (2.92m x 2.82m)

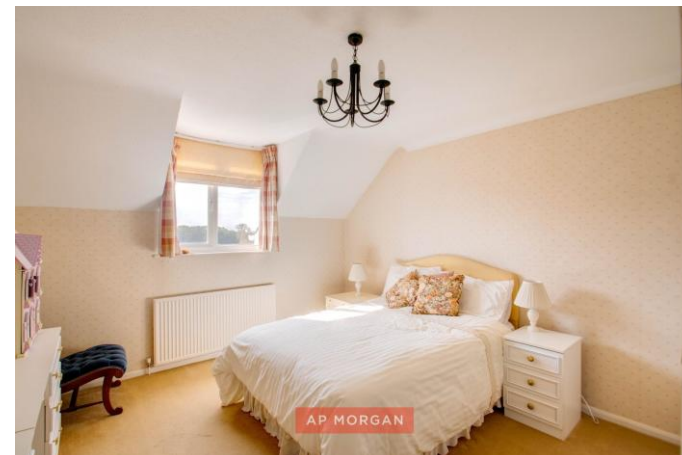
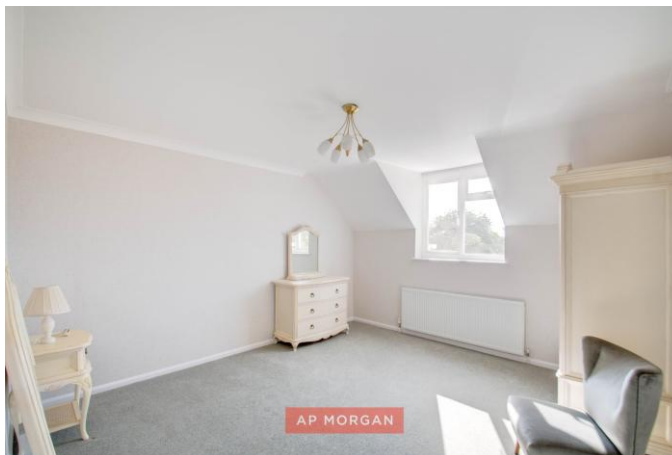
Garage 16'1" x 17'2" (4.9m x 5.23m)

EPC Rating: To be confirmed

Council Tax Band: G (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?

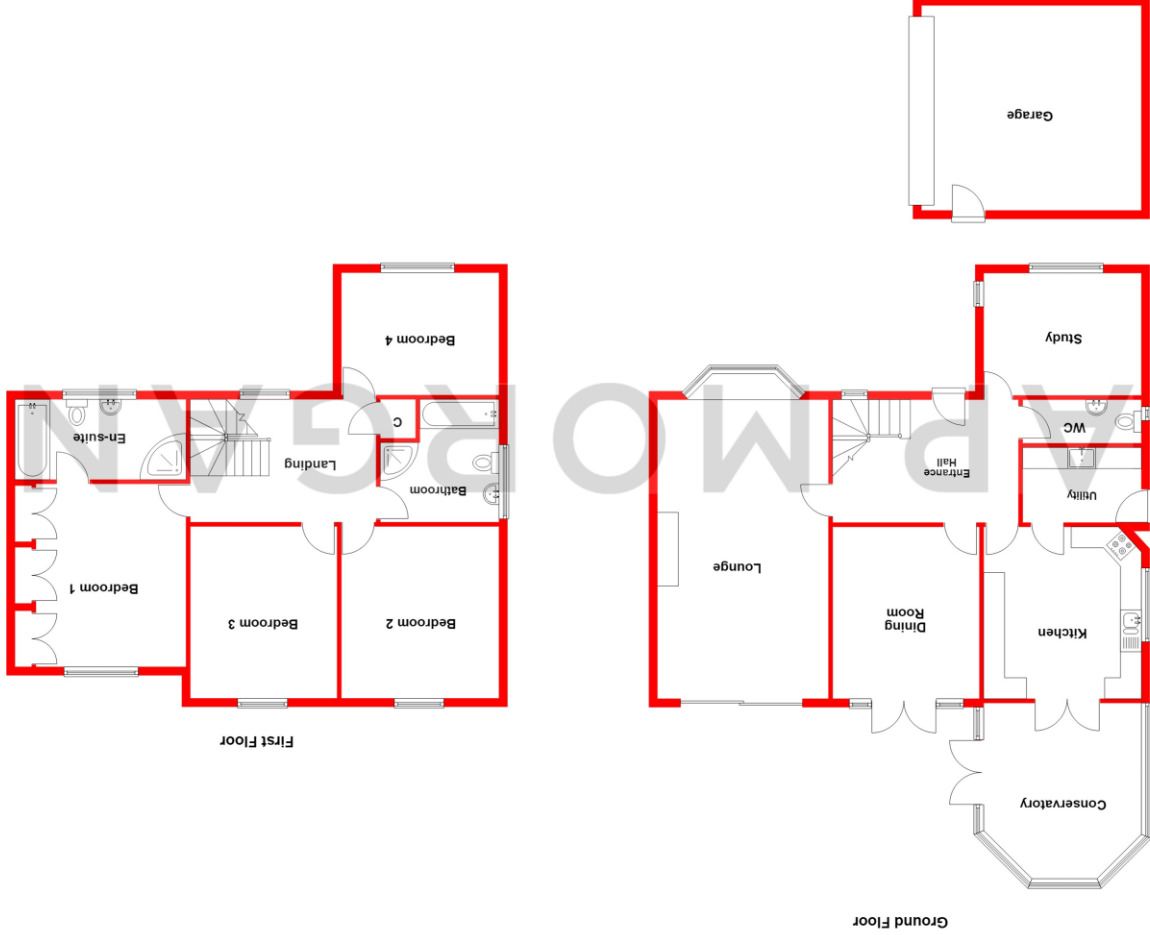
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, roofline, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Planitip.

Total area: approx. 224.5 sq. metres (2416.6 sq. feet)

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.