

AP MORGAN



Orchard Way, Studley, Redditch
Offers in the region of £475,000

Features:

- Detached bungalow in Studley, walking distance to the village
- Three bedrooms: two doubles, one single
- Two bathrooms, both refurbished to a modern standard
- Fully refurbished throughout, including new kitchen and boiler
- Spacious lounge plus a conservatory for extra living space
- South-facing rear garden with side access
- Driveway parking for up to six cars
- Garage for further parking or storage

Description:

Quiet area, south-facing garden, and walking distance to Studley. This one ticks the boxes before you've even stepped inside.

Tucked away on Orchard Way, this detached bungalow offers three bedrooms and two bathrooms across a beautifully refurbished single-storey layout. It's set back from the road with a driveway that comfortably fits six cars alongside the garage, and the south-facing rear garden is the kind of space you'll actually want to spend your evenings in. Guide price £475,000.

We asked them what made them buy it...

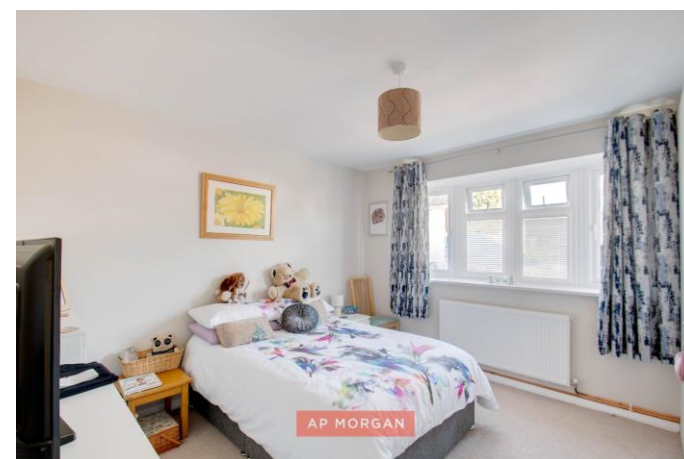
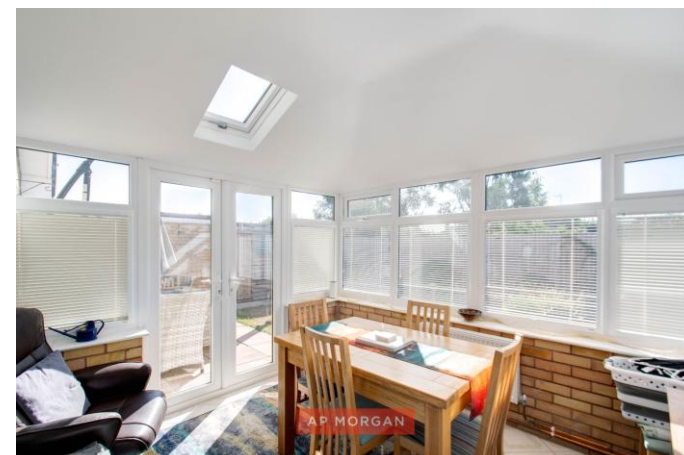
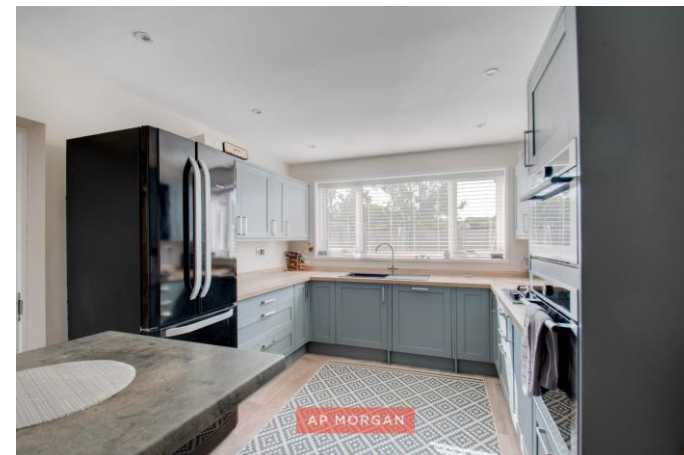
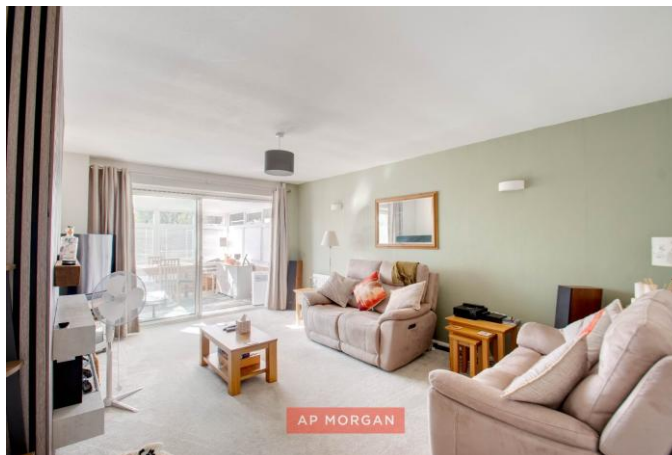
"It's the location, really. It's so quiet here, but you can walk into Studley in a few minutes, so you get the best of both worlds. And the garden faces south, which makes such a difference. We're out there all the time."

What about the house itself?

"We've refurbished the whole thing since we've been here. New kitchen, new bathrooms, new boiler, the lot. It just meant we could move in and not have to worry about a thing. It's been a brilliant home for us."

Our agents say...

This is a bungalow that's had real care and money spent on it, and it shows. Everything has been done: the kitchen is



smart and well-fitted, the bathrooms feel modern and fresh, and there's a new boiler ticking away so the next owners won't need to think about it for years. The lounge is a generous size, and the conservatory adds a lovely extra spot to relax, morning coffee in there, evening glass of wine, whatever you fancy. With driveway parking for six cars plus the garage, storage or a work-from-home space is never a problem. Whether you're a couple after low-maintenance living or a family who wants space without the stairs, this one works. Fancy a look? Get in touch with the team at AP Morgan and we'll get you booked in.

Details:

Entrance Hall

Hall

Lounge 16'11" x 13' (5.16m x 3.96m)

Kitchen 17'4" x 10'3" (5.28m x 3.12m) Both Max

Conservatory 9'7" x 11'5" (2.92m x 3.48m)

Utility Room 6'3" x 9'9" (1.9m x 2.97m)

Bathroom 5'8" x 6'4" (1.73m x 1.93m)

Bedroom One 11'8" x 11'11" (3.56m x 3.63m)

Bedroom Three 11'8" x 11'11" (3.56m x 3.63m)

Bathroom 6'11" x 5'11" (2.1m x 1.8m)

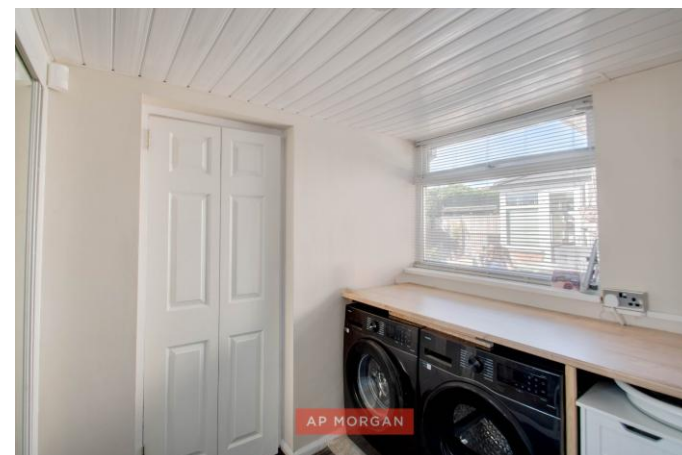
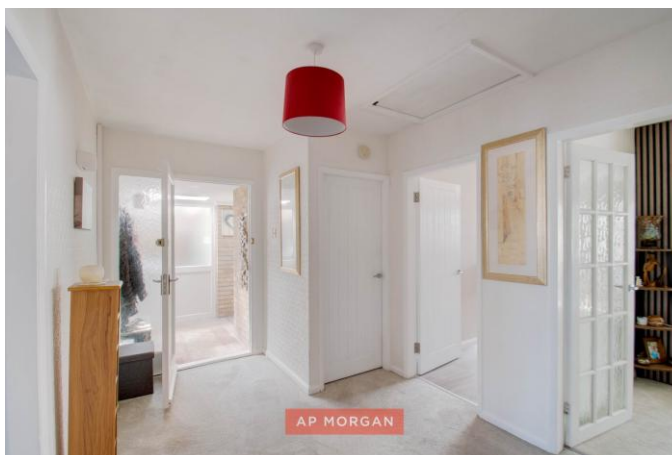
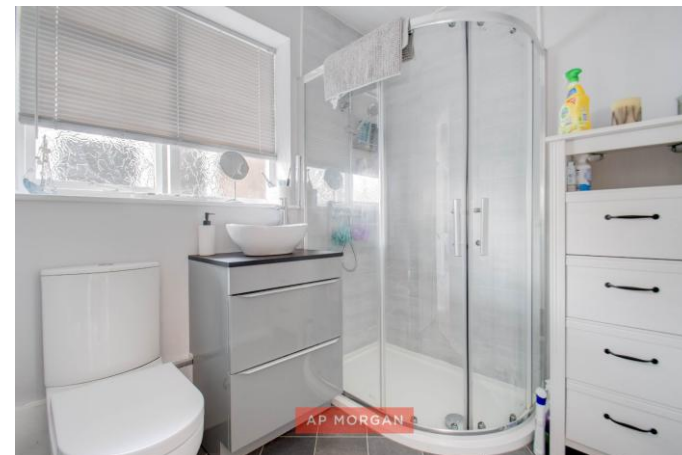
Garage 18'5" x 9'9" (5.61m x 2.97m)

EPC Rating: D

Council Tax Band: D (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.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?

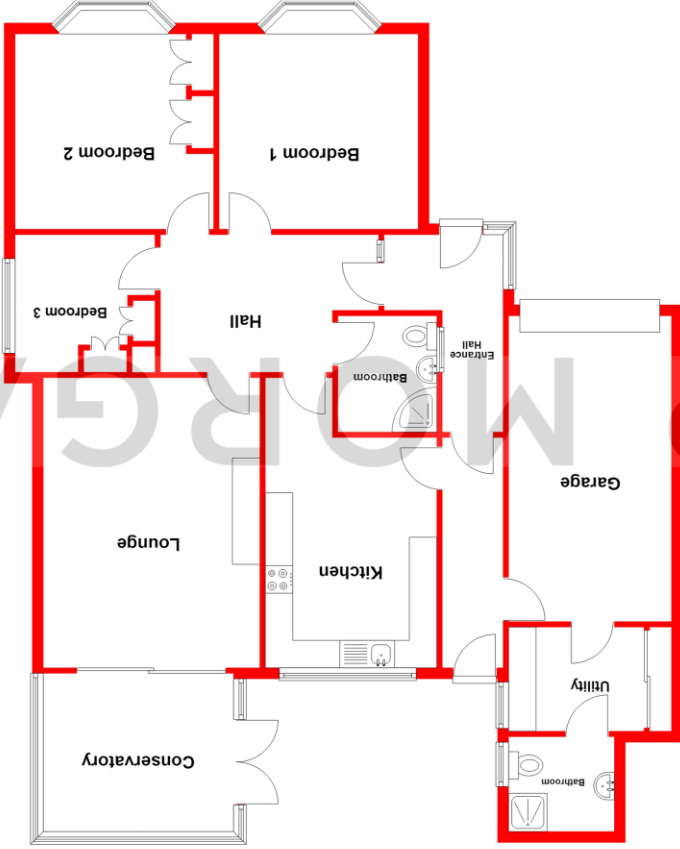
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, 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.

Total area: approx. 131.7 sq. metres (1417.2 sq. feet)



Ground Floor

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