

AP MORGAN



Stableford Close, Crabbs Cross, Redditch
Offers in excess of £300,000

Features:

- Three bedroom detached bungalow in a quiet cul-de-sac
- Garage converted into a spacious third bedroom
- Second bathroom created from the original third bedroom
- Scope to extend the kitchen further, subject to plans
- Low maintenance rear garden laid with artificial grass
- Driveway parking with additional gated parking behind
- Sought-after Crabbs Cross location close to local amenities
- Excellent potential for buyers wanting to add their own touch

Description:

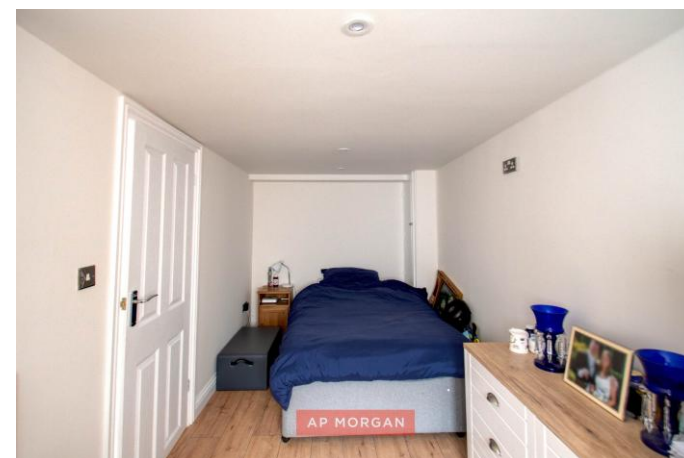
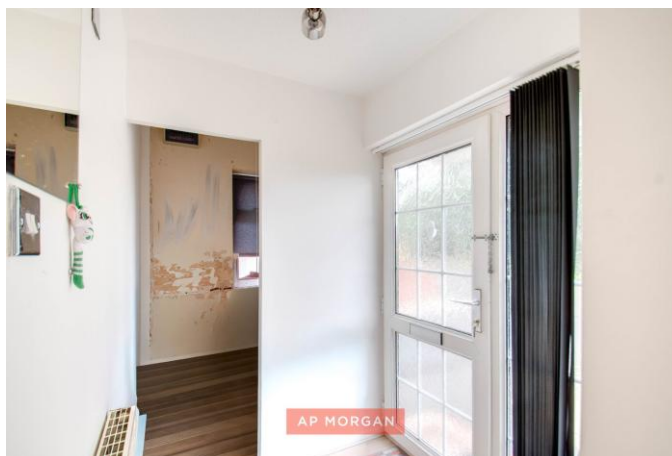
Quiet close. Big potential. This one's ready for its next chapter.

Tucked away in a peaceful cul-de-sac in Crabbs Cross, this three bedroom detached bungalow is the kind of property that rewards a bit of vision. The current owners have already done some of the hard work, converting the garage into a third bedroom and started to rework the layout. And there's still scope to extend the kitchen further if you fancy putting your own stamp on it. Outside, a low maintenance rear garden and generous driveway with additional gated parking behind make everyday life easy.

The property is in a great location, in a sought-after area and everything you need is close by, but you'd never know it sitting out here in such a quiet cul-de-sac.

What about the house itself?

"We converted the garage into a third bedroom, which gave us so much more usable space, and turned the original third bedroom into a bathroom. There's still the option to extend the kitchen into the old bathroom footprint if you wanted to take it further, we just never got round to it. We also had the rear garden laid with artificial grass, so it's lovely and low maintenance, no mowing, just enjoying it."



Our agents say...

This is a bungalow with genuine potential, and that's exactly what makes it exciting. The garage conversion has already added a valuable third bedroom, and with the groundwork laid for a kitchen extension, there's real scope for a buyer to shape this home around their own lifestyle. The quiet cul-de-sac setting is a huge draw, peaceful, private, and still within easy reach of local amenities. And with driveway parking plus the added bonus of gated parking behind, space for vehicles is never an issue. Fancy seeing what you could do with it? Get in touch with the team at AP Morgan and let's arrange a viewing.

Details:

Porch

Lounge 20'9" x 11'8" (6.32m x 3.56m)

Kitchen 6'8" x 8'10" (2.03m x 2.7m)

Bedroom One 13'9" x 9'8" (4.2m x 2.95m)

Bedroom Two 8'6" x 10'10" (2.6m x 3.3m)

Bedroom Three 15'1" x 7' (4.6m x 2.13m)

Bathroom 6' x 8'10" (1.83m x 2.7m)

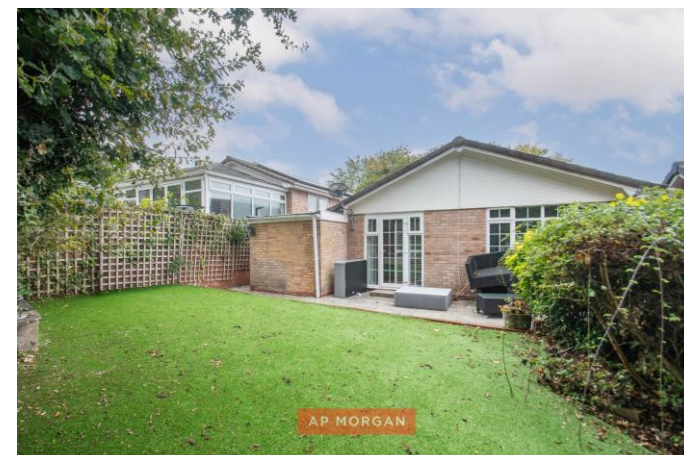
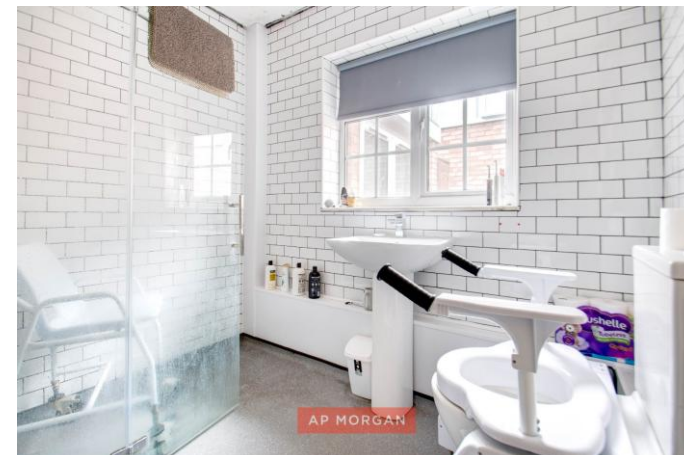
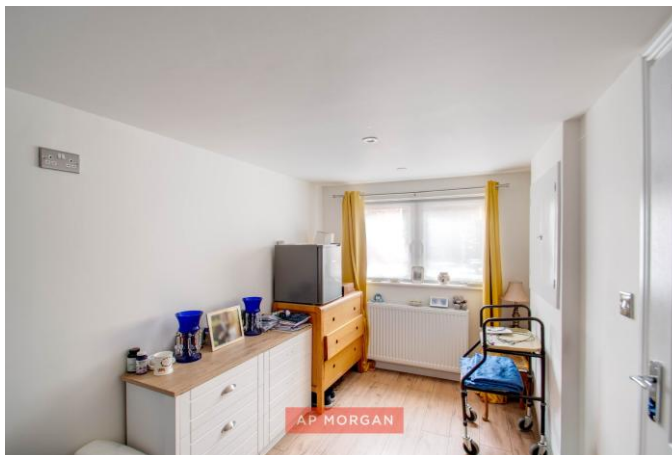
Bathroom 7'9" x 5'10" (2.36m x 1.78m)

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.wissermortgageadvice.co.uk

Property to sell?

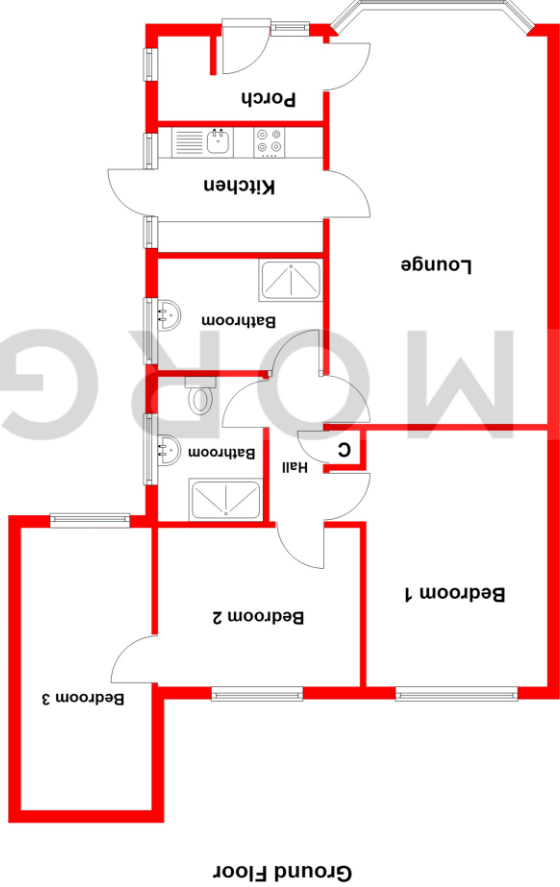
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 77.8 sq. metres (837.9 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.

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