

AP MORGAN



Binton Close, Matchborough East, Redditch
Offers in the region of £160,000

Features:

- **Offered with no onward chain**
- A well-presented mid-terrace property
- Two well-proportioned double bedrooms
- Spacious lounge and office/playroom
- Modern fitted kitchen/diner
- Family bathroom and separate WC
- Generous well-maintained rear garden
- Access to ample communal parking

Description:

****Offered with no onward chain****

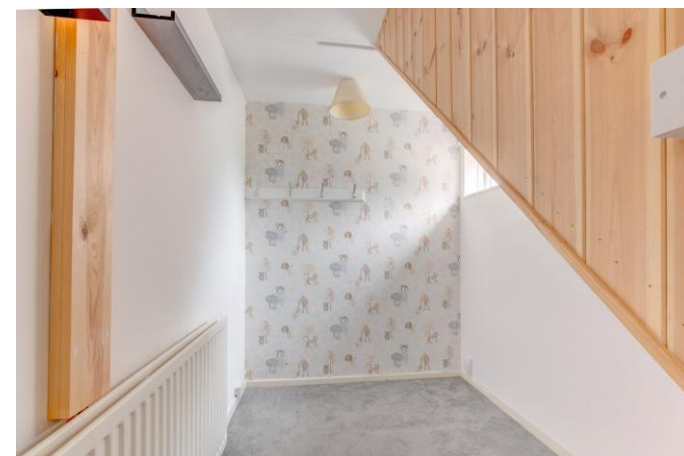
A well-presented mid-terrace property, boasting two bedrooms, two reception rooms and access to communal parking. This property is well situated in Matchborough East, Redditch.

The ground floor accommodation briefly comprises; entrance porch, welcoming hall, with stairs rising to the first-floor landing, the spacious lounge, featuring French door access to the garden, modern fitted kitchen/diner complete with integrated oven, with electric hob and extractor hood over, inset sink with mixer tap and space for freestanding appliances and an office/playroom space.

The first-floor landing establishes two generous double bedrooms, the family bathroom, providing a bath, with an overhead shower, washbasin and a separate WC.

Outside to the rear a low maintenance garden with an initial patio, perfect for garden furniture, a sizeable well-kept lawn and access to a brick-built storage shed.

Situated in Matchborough East, this property has easy access to local shops, nearby schools, and Arrow Valley Lake. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants and bars, as well as the local train/bus station.



Details:

Porch 3'1" x 8'4" (0.94m x 2.54m)

Hall

Kitchen/Diner 17'9" x 7'10" (5.4m x 2.4m)

Lounge 11'1" x 15'5" (3.38m x 4.7m)

Office/Playroom 6'3" x 8'8" (1.9m x 2.64m)

Landing

Bedroom 1 11'2" x 12'2" (3.4m x 3.7m)

Bedroom 2 11'2" x 11'2" (3.4m x 3.4m)

Bathroom 6'3" x 5'2" (1.9m x 1.57m)

WC 2'11" x 5'3" (0.9m x 1.6m)



EPC Rating: To be confirmed

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?

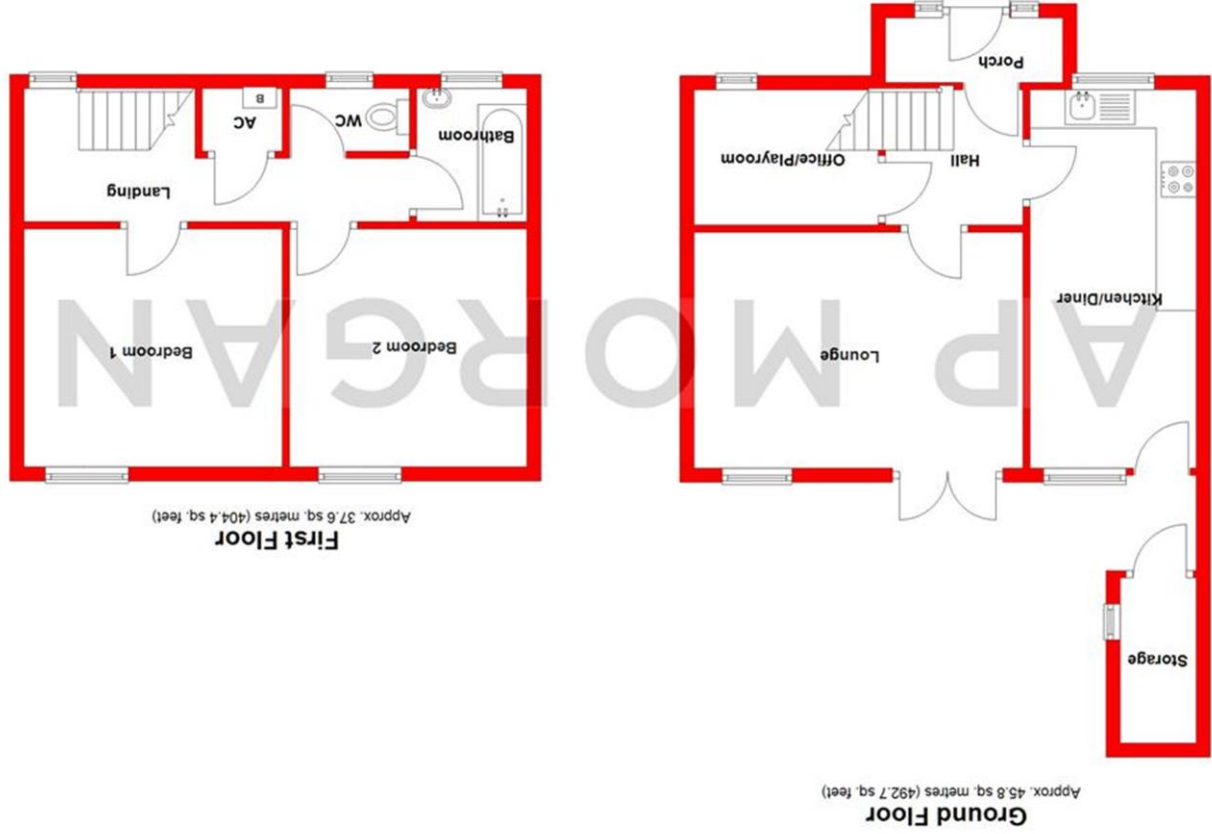
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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.

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.