

AP MORGAN



Ferney Hill Avenue, Batchley, Redditch
Asking Price £265,000

Features:

- End-terraced family home
- Four bedrooms
- Family bathroom
- Fitted kitchen and separate dining room
- Spacious lounge
- Low maintenance rear garden
- Private driveway
- EPC - TBC

Description:

A deceptively spacious four-bedroom end-terraced family home situated in a popular residential location of Batchley, Redditch.



The ground floor entrance porch opens into the hallway with stair access to the first floor, utility room with sink and space for appliances, ground floor WC and access to a ground floor bedroom four and generous store room.

The first floor landing establishes: fitted kitchen with sink, space for freestanding appliances and access to the rear garden, separate dining room (currently used as a fourth bedroom) with doors opening onto the rear garden, spacious lounge and store room.

The second floor comprises: double bedroom one with view of the rear garden, double bedroom two with views, dressing room, well sized bedroom three and the family bathroom providing a bath with overhead shower, sink and WC.

To the rear is a low maintenance garden with initial patio area perfect for garden furniture then mainly laid to lawn. To the front of the property is a block paved private driveway with ample off-road parking.

Well placed in Batchley, the property is within a ten-minute walk to Redditch Town Centre boasting an assortment of amenities such as shops, pubs and restaurants, as well as easy access to local bus routes and the train station. It is also within walking distance to well-regarded local schools and Pitcher Oak Wood. The property is also conveniently placed to access national motorway links (M5 and M42).



Details:

Entrance Porch

Utility Room

Ground Floor WC

Bedroom Four 13'4" x 11' (4.06m x 3.35m)

First Floor Landing

Kitchen 12'8" x 7'3" (3.86m x 2.2m)

Lounge 17' x 12'2" (5.18m x 3.7m)

Dining Room 13'5" x 11'3" (4.1m x 3.43m)

Store Room

Second Floor Landing

Bedroom One 13'8" x 11'3" (4.17m x 3.43m)

Bedroom Two 8'5" x 12'3" (2.57m x 3.73m)

Bedroom Three 7'9" x 6'5" (2.36m x 1.96m)

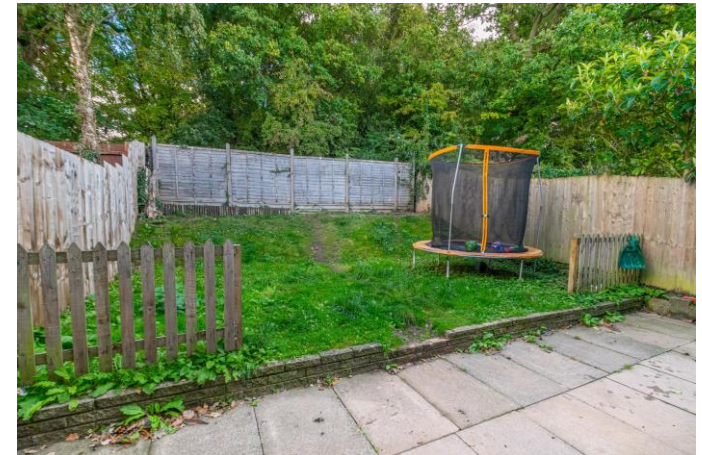
Family Bathroom 8' x 7'3" (2.44m x 2.2m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (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

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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.

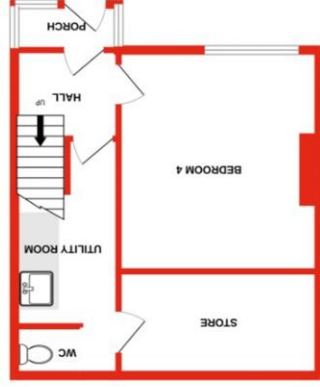
Need a solicitor?

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.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

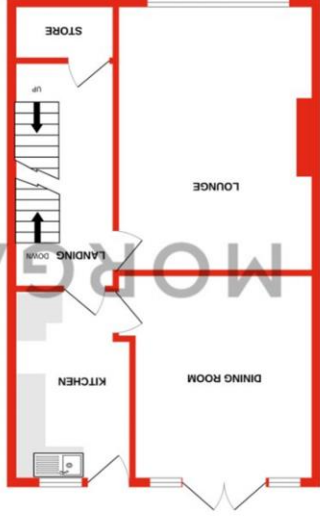
GROUND FLOOR
408 sq. ft. (37.9 sq.m.) approx.



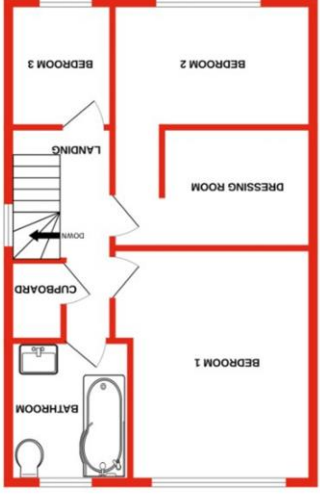
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1292sq. ft. (120.0 sq.m.) approx.

1ST FLOOR
576 sq. ft. (53.5 sq.m.) approx.



2ND FLOOR
580 sq. ft. (53.9 sq.m.) approx.



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