

**AP MORGAN**



**Bromsgrove Road, Batchley,**  
Offers in excess of £375,000



### Features:

- Four Great Size Bedrooms
- Two En-Suite Bedrooms
- Modern Bathroom
- Open Plan Living/Kitchen/Diner
- Separate Pantry
- Landscaped Rear Garden
- Off Road Parking
- Close Proximity To Town Centre

### Description:

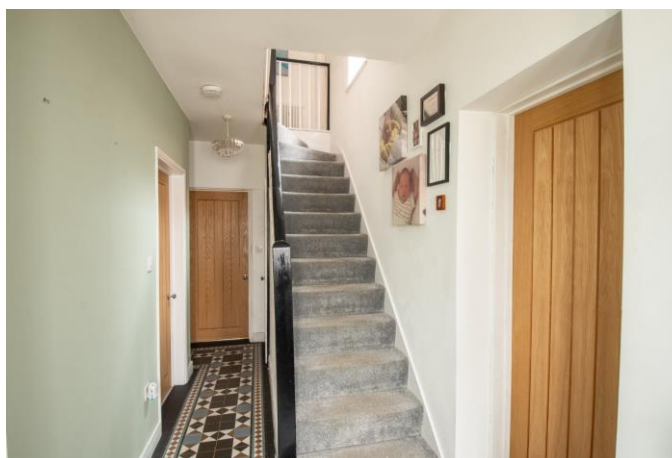
Situated between Webheath and Redditch Town Centre, backing on to Pitcheroak Woods, is this well-presented four-bedroom semi-detached home. Offering spacious and versatile accommodation across two floors, the property is ideal for families seeking a balance of tranquil surroundings and convenient urban access.

The property is approached via a private driveway providing off-road parking. A welcoming entrance hallway sets the tone for the rest of the home, offering access to the main living areas and stairs to the first floor.

The ground floor features a bright and spacious open-plan living area, perfect for modern family life and entertaining. The kitchen is well-appointed with ample worktop space, a central island, and direct access to a walk-in pantry. Adjacent to the open-plan area is a more private lounge, ideal for relaxing evenings. The hallway also leads to a convenient downstairs WC and a generously sized fourth bedroom with its own en-suite, offering flexibility for use as a guest room, home office, or additional reception space.

Upstairs, the property offers three further bedrooms, including a spacious master bedroom with a private en-suite bathroom. Bedroom two is a generously sized double, while bedroom three provides additional space suitable for children, guests, or home office use. A modern family bathroom completes the first-floor accommodation.

To the rear, the home enjoys a well-landscaped garden that backs onto the tranquil Pitcheroak Woods, creating a private and peaceful outdoor retreat. The garden also features a





versatile outbuilding, suitable for storage, a gym, or a home office setup.

Redditch town centre is conveniently close by and offers a wide range of shops, restaurants, and amenities. The location also provides easy access to main motorway networks, including the M5 and M42, making it ideal for commuters.

**Details:**

**Kitchen/Diner/Living** 24'2" x 18'2" (7.37m x 5.54m) Both Max

**Pantry**

**Lounge** 13'8" x 10'5" (4.17m x 3.18m) Lounge

**Bedroom 4** 14'4" x 7'5" (4.37m x 2.26m)

**En-Suite** 7'5" x 3'2" (2.26m x 0.97m)

**Downstairs WC**

**Master Bedroom** 15'5" x 9'4" (4.7m x 2.84m) Both Max

**En-Suite** 9'1" x 6'6" (2.77m x 1.98m)

**Bedroom 2** 14'3" x 9'3" (4.34m x 2.82m) Both Max

**Bedroom 3** 12'2" x 7'11" (3.7m x 2.41m)

**Bathroom** 8'9" x 6'8" (2.67m x 2.03m) Both Max

**EPC Rating:** D

**Council Tax Band:** C (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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

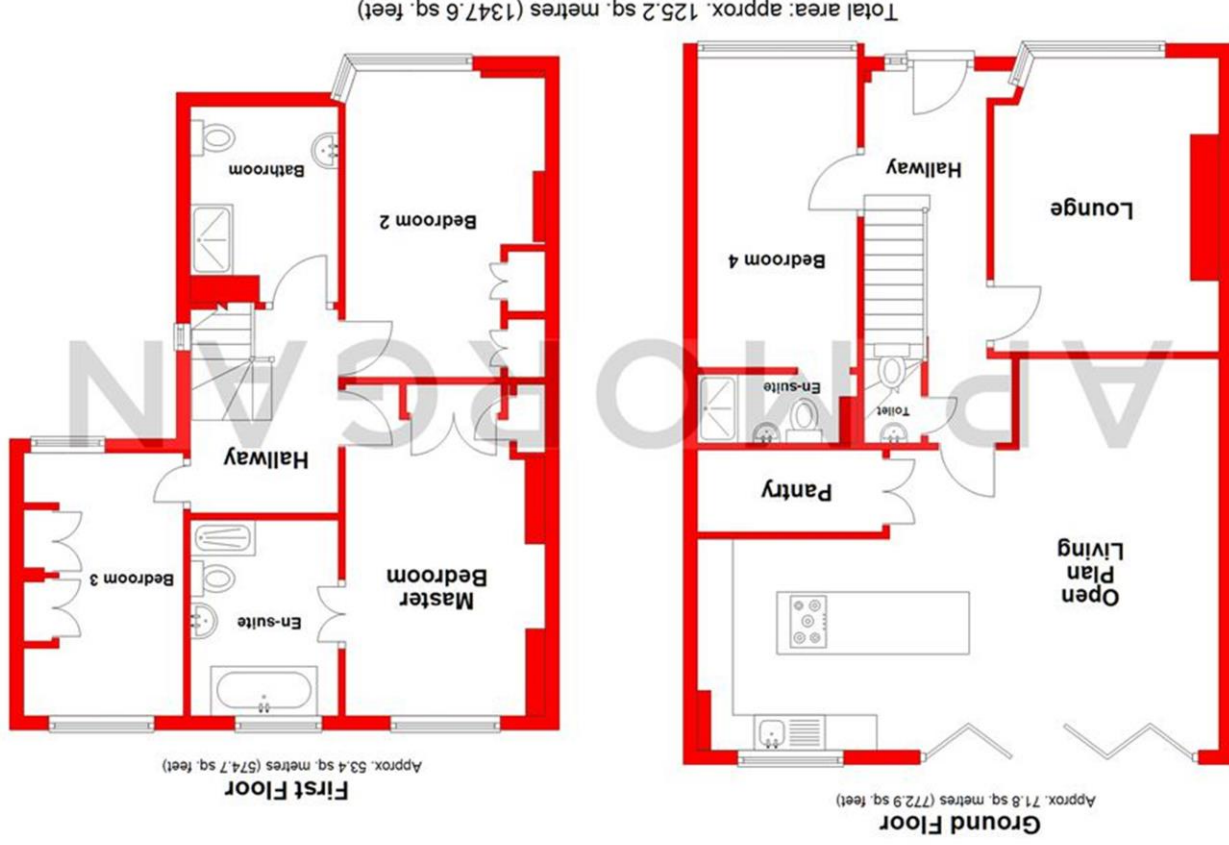
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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