

AP MORGAN



Holt Hill, Beoley, Redditch
Offers in the region of £400,000

Features:

- Detached bungalow
- Generous plot
- Fitted kitchen and sizeable lounge
- Formal dining room
- Two bedrooms
- Well-maintained gardens
- Driveway and single garage
- EPC - D

Description:

A well-presented detached bungalow, boasting two bedrooms, an ideal living space and a generous sized plot, well placed on the outskirts of the highly sought-after village of Beoley.

The accommodation comprises: Entrance porch, fitted kitchen/breakfast room with an integrated gas hob and oven, along with space for freestanding appliances, sizeable lounge with a feature fireplace and multi-fuel burner, separate formal dining room, double bedroom one with space for wardrobes and dual aspect windows, good-sized bedroom two and the family bathroom, with steps up to a bath with overhead shower, sink and WC.

Outside to the front of the property is a block paved patio area, to the side of the property is a private driveway with access to the detached single garage. To the rear is a generous garden with an initial patio area, a well-maintained lawn with a feature green house, and a final decked area with a storage timber shed.

Well placed on the outskirts of Beoley village, the property provides good access to well-regarded local schooling, an array of countryside walks, local shops and pub, along with the village hall hosting regular activities. Redditch Town Centre is a short ride away boasting an assortment of local shops, restaurants, bars and cinema, along with the local bus and railway stations. Motorway networks (M5 and M42) are easily accessible.



Details:

Entrance Porch

Kitchen 8'6" x 15' (2.6m x 4.57m)

Lounge 18'8" x 14'9" (5.7m x 4.5m)

Dining Room 14'2" x 11'8" (4.32m x 3.56m)

Bedroom One 12'4" x 14'7" (3.76m x 4.45m)

Bedroom Two 14'1" x 7'2" (4.3m x 2.18m)

Bathroom 10'2" x 6'2" (3.1m x 1.88m)

Single Garage



EPC Rating: To be confirmed

Council Tax Band: E (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.

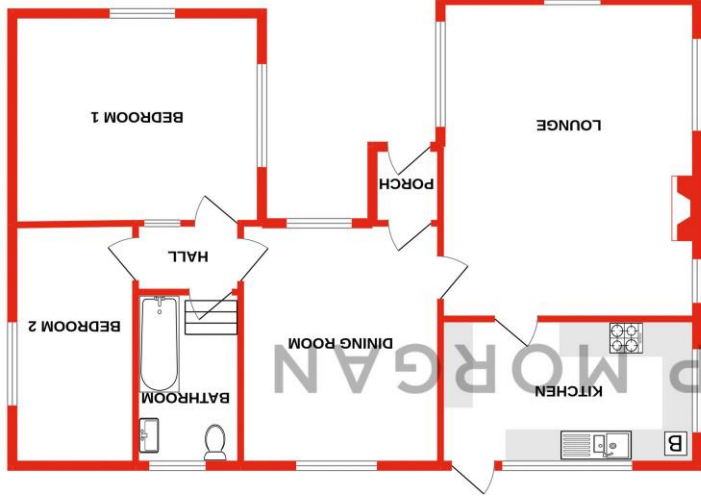
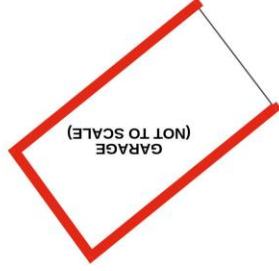
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Need a removal company and storage?

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
1058 sq.ft. (98.3 sq.m.) approx.



When every attempt has been made to ensure the accuracy of the diagram 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.
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