

AP MORGAN



Perryfields Close, Redditch,
Offers in excess of £170,000

Features:

- First floor maisonette
- Two bedrooms
- Spacious living space
- Fitted kitchen with space for appliances
- Modern bathroom
- Landscaped rear garden
- Driveway and garage
- EPC - C

Description:

*** FOR SALE WITH TENANTS IN SITU OR VACANT POSSESSION ***

LEASE ENDS 28TH SEPTEMBER 2148

An impressive and well-presented two-bedroom first floor maisonette, well positioned at the end of a quiet cul-de-sac within the popular and sought-after residential area of Oakenshaw South, Redditch.

The accommodation comprises: Entrance hall with stairs rising to the upper floor, spacious lounge with private rear view, fitted kitchen with space for freestanding appliances, double bedroom one with fitted wardrobes and a feature bow window, good-sized bedroom two with a handy storage cupboard, and the family bathroom providing a bath with overhead shower, sink and WC.

Outside to the side is a beautifully landscaped garden with an initial patio area, a well-maintained lawn and a final gravelled seating area with mature planted borders. The garden further benefits from giving access to the single garage.

To the front of the property is driveway providing tandem off-road parking as well as access to the separate garage.

Well positioned in Oakenshaw South, the property is ideal for local shops and supermarkets, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre.



Details:

Entrance Hall

Lounge/Diner 13'9" x 12'8" (4.2m x 3.86m)

Kitchen 8'4" x 7' (2.54m x 2.13m)

Bedroom One 13' x 10'8" (3.96m x 3.25m)

Bedroom Two 8'2" x 6'2" (2.5m x 1.88m)

Family Bathroom 5'5" x 5'9" (1.65m x 1.75m)

Garage



EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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.

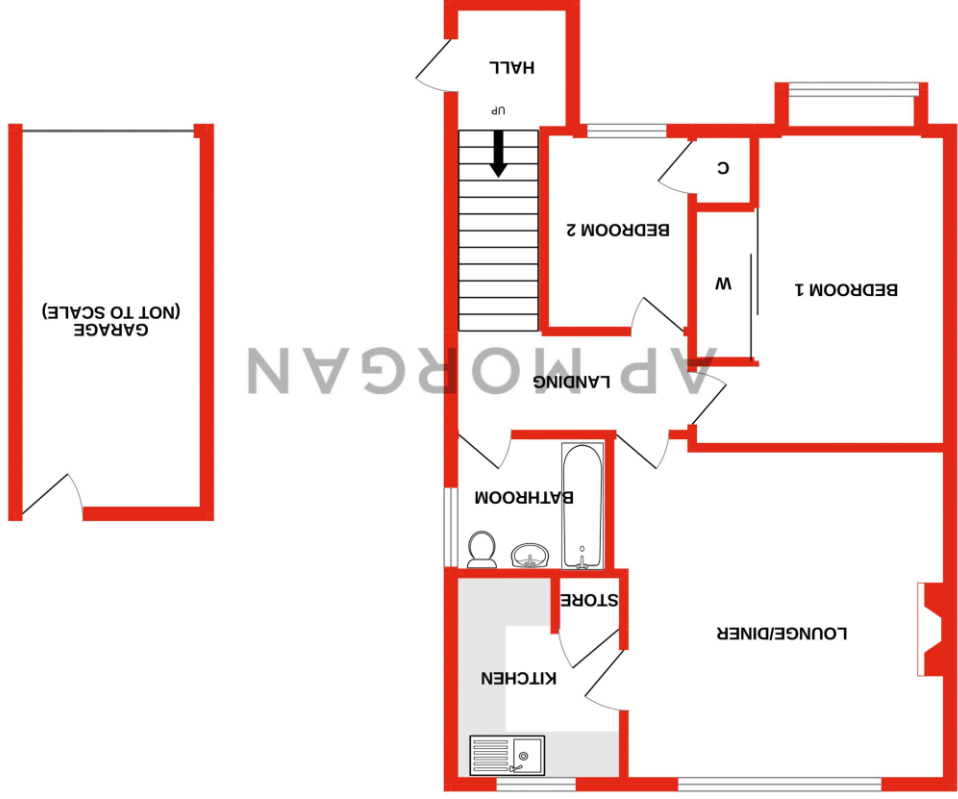
Need a solicitor?

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.

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
711 sq.ft. (66.0 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and fire exits are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, plans and details shown have not been based and no guarantee is made with respect to their operation or efficacy can be given.

TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

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