

**AP MORGAN**

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**Birchfield Road, Headless Cross,**  
Offers in excess of £180,000

**Features:**

- No Onward Chain
- Two Bedroom Property
- Modern Kitchen
- Modern Boiler
- Modern Bathroom
- Good Transport Links
- Well Positioned For Access To Local Amenities
- EPC: TBC

**Description:**

Offered with no onward chain, this well-appointed two bedroom terraced property is located in a desirable location close to ample local amenities.

In brief, the property briefly comprises the following: The front door leads to a welcoming lounge with gas fireplace, following on to a hallway with adjacent modern kitchen, with access to a large under-stairs storage cupboard. To the rear is a dining room which provides access to the rear garden. Following the stairs to the first floor landing, the first floor comprises of a primary bedroom to the front, a second bedroom to the rear, a good-sized bathroom and an airing cupboard.

To the rear of the property is a garden comprising of an initial raised paved patio area, stepping down to a lawn, with a further paved area to the foot of the garden accommodating a shed. A shared side access provides direct access to the rear garden without passing through the internal living space.

Local amenities are nearby at Headless Cross, including a main chain convenience store, hardware supplier, chemist, medical centre and some takeaways, with further shops on Evesham Road. It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).



**Details:**

**Lounge** 12' x 11' (3.66m x 3.35m)

**Kitchen** 9' x 8' (2.74m x 2.44m)

**Dining Room** 9' x 7' (2.74m x 2.13m)

**Bedroom 1** 12' x 11' (3.66m x 3.35m)

**Bedroom 2** 9' x 7' (2.74m x 2.13m)

**Bathroom** 6' x 8'6" (1.83m x 2.6m)



**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](http://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.

### 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](http://cuberemovals.co.uk), to arrange a survey.



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