

**AP MORGAN**



**Well Close, Crabbs Cross, Redditch**  
Offers in excess of £90,000

**Features:**

- NO ONWARD CHAIN
- Convenient location
- Upper floor flat
- One double bedroom
- Open plan living space
- Allocated parking
- Communal gardens
- EPC - C

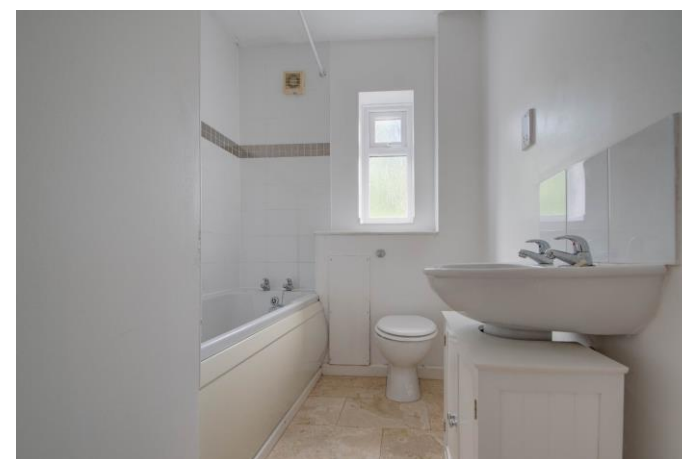
**Description:**

A conveniently located, one-bedroom upper floor flat situated in a convenient location of Crabbs Cross, Redditch, offered with NO ONWARD CHAIN.

Entering via secure front door access into a communal hallway, the property offers an initial entrance hallway with store cupboard, large open plan lounge/diner/kitchen living space with ample space for furniture, appliances and white goods, one large double bedroom, and bathroom with low-level WC, wash basin and bathtub with shower over.

Externally, there are communal gardens with bin store and allocated parking to the side of the building.

The property is well situated occupying a convenient location in Crabbs Cross, close to sought after Schooling for St Augustine's, as well as local shops and good road transport links into Redditch town centre and the M42.



**Details:**

**Entrance Hallway** 5'11" x 6'3" (1.8m x 1.9m)

**Open Plan Living Space** 14'5" x 14' (4.4m x 4.27m)

**Bedroom** 14' x 8'3" (4.27m x 2.51m)

**Bathroom** 7'9" (2.36) x 5'11" (1.8) Both Max



**EPC Rating:** C

**Council Tax Band:** A (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](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.

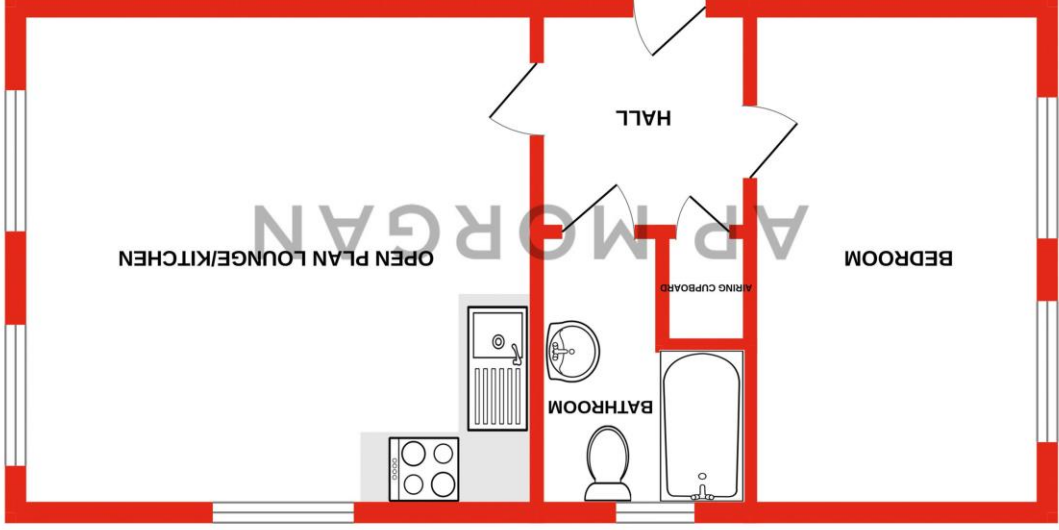
### Need a solicitor?

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.

### 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.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the 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 operating efficiency can be given. Made with Metropix, ©2023

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