

AP MORGAN



Green Sward Lane, Matchborough West,
Offers in excess of £325,000

Features:

- Detached family home
- Three double bedrooms
- Flexible ground floor living space
- Fitted kitchen/breakfast room
- Modern family bathroom
- Private and landscaped rear garden
- Private block-paved driveway and garage
- EPC Rating: D

Description:

Well placed in Matchborough West, an impressive, detached family home at the end of Green Sward Lane in a pleasant position. This property boasts three double bedrooms and a flexible ground floor living space.

To the front of the property is a private block-paved driveway providing ample off-road parking space, a well-maintained front garden, and access to the attached garage.

The ground floor accommodation comprises: Entrance porch and hallway, guest WC and cloakroom, fitted kitchen/breakfast room with integrated appliances (sink, oven and gas hob) along with space for freestanding appliances, generous lounge with a feature fireplace, handy understairs store cupboard and French Doors leading to the rear garden, and the formal dining room with a feature bow window and fireplace.

The first-floor landing establishes: Double bedrooms one and three with fitted cupboard space and views to the rear garden, double bedroom two with space for wardrobes, and the modern family bathroom providing a bath with overhead shower, sink and WC.

Outside, to the rear is a landscaped private garden, initially laid to patio slabs, then laid to a manicured lawn with planted borders and fenced boundaries.

Well positioned in Matchborough West, the property provides good access to local amenities and well-regarded schools. Redditch Town Centre is a short ride away boasting



an assortment of further amenities such as shops, restaurants, cinema, along with the local bus and train stations.

Details:

Entrance Porch and Hallway

Kitchen/Breakfast Room 13'4" x 9'2" (4.06m x 2.8m)

Lounge 22' x 13'4" (6.7m x 4.06m)

Dining Room 8'1" x 12'9" (2.46m x 3.89m)

Guest WC 7'2" x 3'3" (2.18m x 1m)

Bedroom One 12'5" x 10'5" (3.78m x 3.18m)

Bedroom Two 10'7" x 13'8" (3.23m x 4.17m)

Bedroom Three 10'8" x 9'5" (3.25m x 2.87m)

Bathroom 7'4" x 9'3" (2.24m x 2.82m)

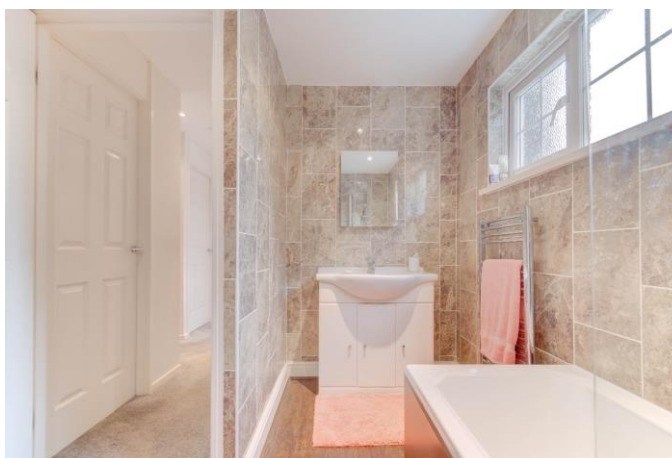
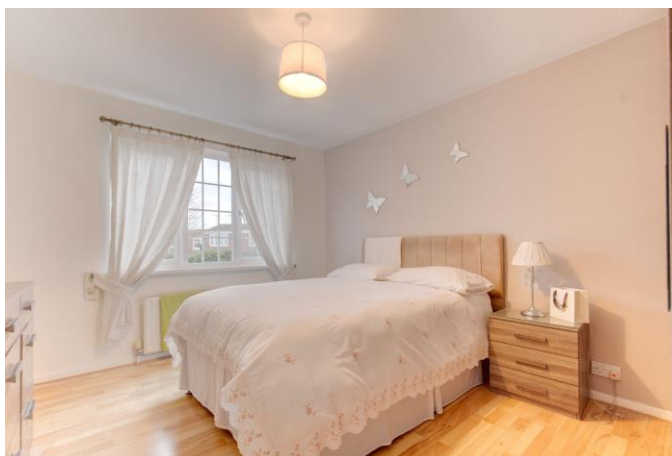
Garage

EPC Rating: To be confirmed

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 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?

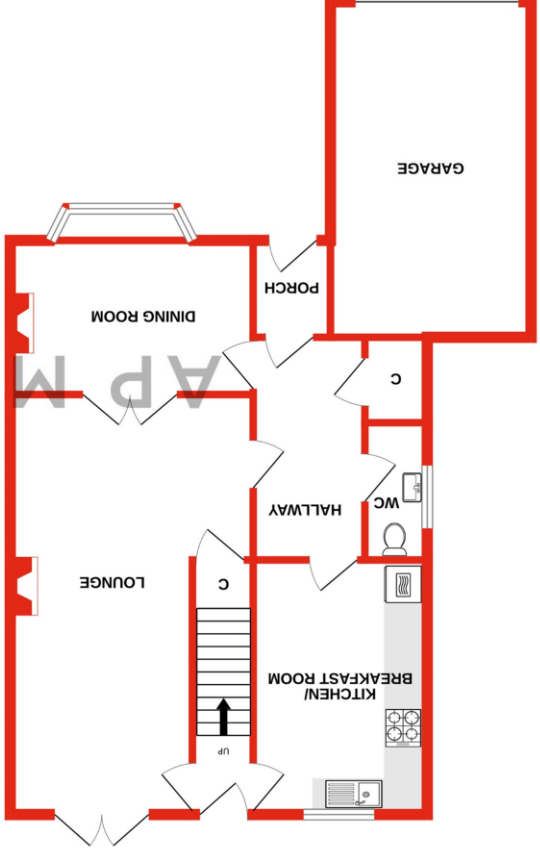
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

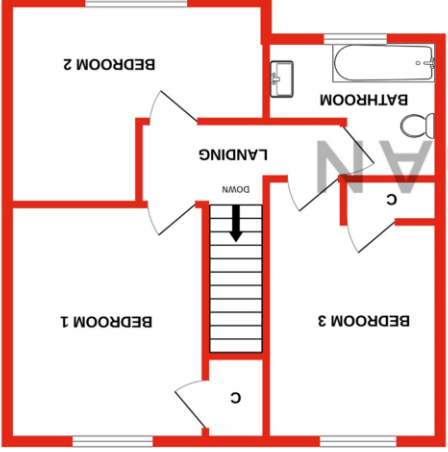
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Need a removal company and storage?

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
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.

TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.
While 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.
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