

**AP MORGAN**



**Poplar Road, Batchley, Redditch**  
Offers in the region of £160,000

**Features:**

- Two-bedroom ground-floor maisonette
- Living room with bay window
- Fitted modern kitchen
- Well-presented bathroom
- Integral storage
- Spacious plot in a quiet area
- Versatile and well-presented garden
- EPC-TBC

**Description:**

A well-positioned ground floor maisonette, boasting two generous double bedrooms and a sizeable exterior garden space. This property is placed in the popular residential area of Batchley.

The accommodation briefly comprises: An entrance hallway with a store cupboard, fitted kitchen with integrated appliances including gas hob, oven and a fridge/freezer along with having space for freestanding appliances, a generous living room with a bay window, bedroom one is a double with a fitted wardrobe and view to the rear garden, double bedroom two with space for wardrobes, and the well-fitted bathroom.

Outside to the rear is a generous garden with an initial paved patio area, and a space stepped up with a low bordering laid to lawn fenced boundaries. The rear garden further benefits from side gate access and a brick-built store.

This position in Batchley is in very close proximity to the town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.



**Details:**

**Hallway**

**Living Room** 14'5" x 14' (4.4m x 4.27m) Both max

**Kitchen** 9'3" x 9'4" (2.82m x 2.84m) Both max

**Bedroom one** 13' x 12' (3.96m x 3.66m) Both max

**Bedroom two** 13' x 9'6" (3.96m x 2.9m) Both max

**Bathroom** 8'10" x 5'4" (2.7m x 1.63m) Both max

**Store** 10'8" x 5'4" (3.25m x 1.63m) Both max



**EPC Rating:** To be confirmed

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us**

## 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?

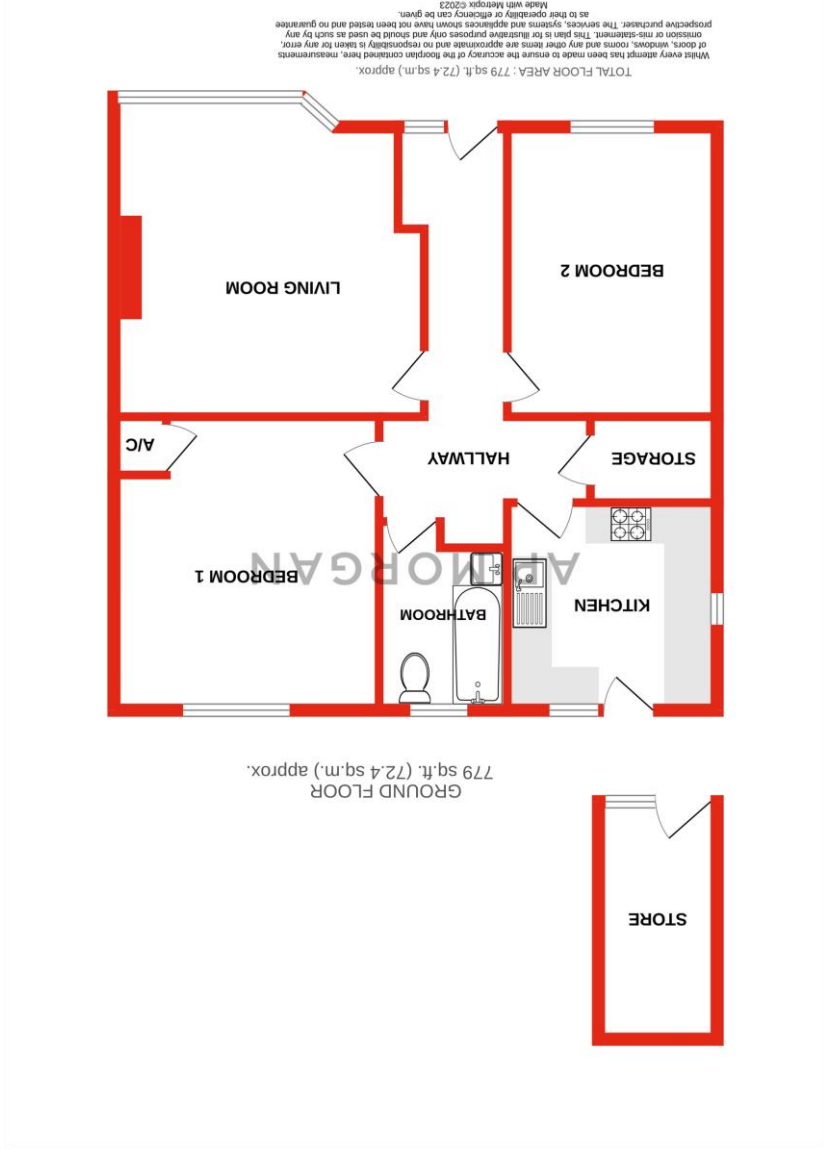
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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