

**AP MORGAN**



**Malvern Road, Redditch, Worcestershire**  
Offers in excess of £290,000

### Features:

- Semi-detached bungalow
- Highly sought after residential area
- Two double bedrooms
- Open-plan living space
- Accessible shower room
- Well maintained rear garden
- Block paved driveway and single garage
- EPC Rating: TBC

### Description:

A deceptively spacious semi-detached bungalow, boasting two double bedrooms and an open-plan living space. This property is well positioned in a quiet neighbourhood within the popular residential area of Headless Cross, Redditch.

To the front of the property is a private block-paved driveway providing ample off-road parking space and gated access through to the kitchen entrance and attached single garage.

The accommodation briefly comprises: Entrance hallway with storage cupboard, generous and open plan lounge/diner with French Doors opening to the rear garden, fitted kitchen with integrated appliances (induction hob, oven and sink), along with space for freestanding appliances. Bedroom one is spacious with a feature bay window and space for wardrobes, bedroom two is a good-sized double with space for wardrobes. The property is complete with an accessible shower room.

To the rear is a private garden with an initial paved patio perfect for garden furniture and access into the attached single garage, up to a manageable lawn with planted borders and fenced boundaries.

Well situated in the popular residential area of Headless Cross, the property provides excellent access to the local amenities, shops, restaurants, well-regarded schools, and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of further amenities along with the main bus and train stations.



**Details:**

**Entrance Hallway**

**Kitchen** 16'10" x 9' (5.13m x 2.74m)

**Dining Room** 11'5" x 10'7" (3.48m x 3.23m)

**Lounge** 12'6" x 13'8" (3.8m x 4.17m)

**Bedroom One** 12'4" x 9'10" (3.76m x 3m)

**Bedroom Two** 8' x 10'4" (2.44m x 3.15m)

**Shower Room** 7'9" x 6'3" (2.36m x 1.9m)



**EPC Rating:** D

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

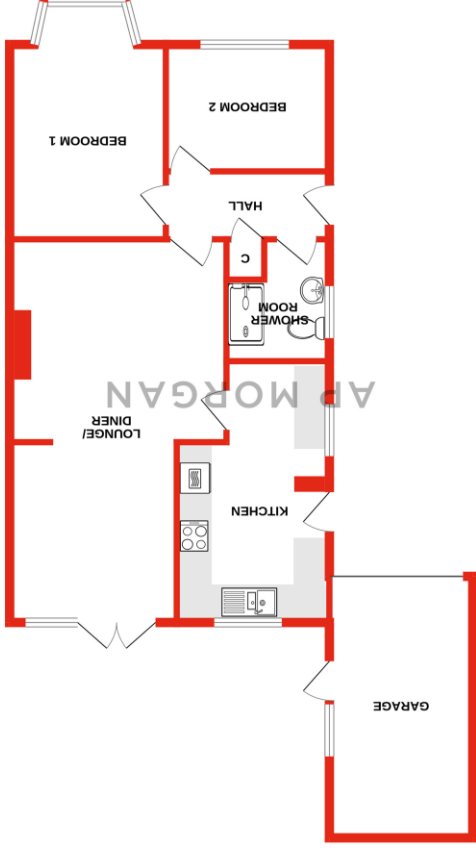
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.

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