

**AP MORGAN**



**Feckenham Road, Headless Cross,**  
Asking Price £200,000

**Features:**

- End terraced character home
- Highly sought after Headless Cross area
- Fitted kitchen/diner
- Two well-proportioned bedrooms
- Family bathroom
- Low maintenance rear garden
- Off-road parking space
- EPC Rating: TBC

**Description:**

An end-terraced character home providing two bedrooms and a sizeable ground floor living space, well positioned in Headless Cross, Redditch.

To the front of the property is a private driveway providing off-road parking space, along with side gate access through to the rear garden.

The ground floor comprises: Entrance into the lounge with a feature fireplace and window to the front aspect, and the fitted kitchen/diner with an integrated gas hob and oven, space for freestanding appliances, access to the rear garden and stairs rising to the first floor.

The first-floor homes double bedroom one with space for wardrobes, well-proportioned bedroom two with fitted wardrobes and a view to the rear garden, along with the family bathroom providing a corner bath with overhead shower, wash basin and WC.

The rear garden is mainly laid to lawn with a storage timber shed and patio seating area.

Well situated the property is close to an assortment of local amenities such as shops and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded schools Walkwood Middle and Saint Augustine's High. It is also conveniently placed to access local bus routes, the local train station and national motorway networks (M5 & M42).



**Details:**

**Lounge** 11' x 13' (3.35m x 3.96m)

**Kitchen/Diner** 13'8" x 11'2" (4.17m x 3.4m)

**Bedroom One** 8'4" x 12'9" (2.54m x 3.89m)

**Bedroom Two** 5'9" x 9'8" (1.75m x 2.95m)

**Bathroom** 4'7" x 9' (1.4m x 2.74m)



**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?

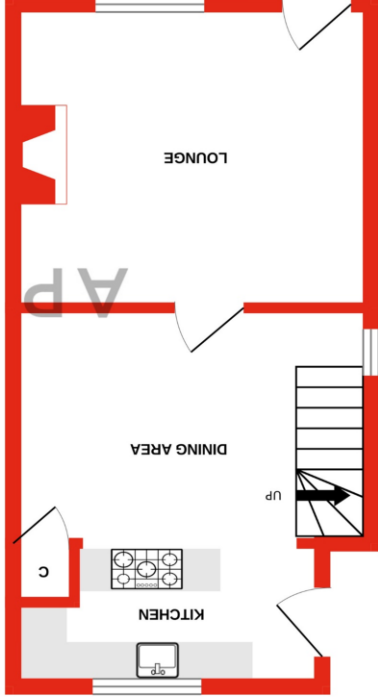
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

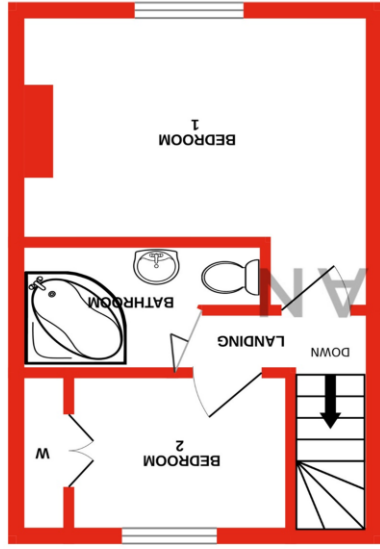
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



GROUND FLOOR (28.3 sq.m.) approx.



1ST FLOOR 243 sq.ft. (22.6 sq.m.) approx.

FECKENHAM ROAD, REDDITCH  
TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fittings are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is given as to their operability or efficacy can be given. Made with Metropix c2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.