

AP MORGAN



Tenbury Close, Redditch, Worcestershire
Offers in excess of £230,000

Features:

- Two bedroom semi detached
- Cul de sac location
- Lounge/ Diner
- Kitchen/ Breakfast Room
- Sun Room
- Garage
- Downstairs WC
- Private rear garden
- Council Tax Band - B

Description:

No onward chain ***Freehold upon completion***

Presenting this delightful two-bedroom semi-detached home within a desirable cul-de-sac location with a sunroom, spacious garage, and a private rear garden.

Inside, the layout comprises a lounge/diner, kitchen/breakfast room, sunroom with access to the garage and rear garden. The garage has a WC. Upstairs are two bedrooms, with the master having integrated wardrobes. Completing the first floor is a bathroom with a shower over the bath.

Outside, at the front, is a block-paved driveway with parking for multiple vehicles leading to the garage with side-hung doors. To the rear is a lawned garden without being overlooked.

Situated near well-regarded schools, bordering the countryside of Beoley, with easy access to Redditch town centre for shops, amenities, and the train station for transport links into Birmingham city centre. Just 1 mile from Arrow Valley Country Park for popular walks around the lake.



Details:

Lounge/ Diner 13' x 9'9" (3.96m x 2.97m)

Kitchen/ Breakfast Room 8'10" x 12'10" (2.7m x 3.9m)

Sun Room 7'7" x 13'10" (2.3m x 4.22m)

Garage 23'7" x 7'8" (7.2m x 2.34m)

WC 3'11" x 5'3" (1.2m x 1.6m)

Master Bedroom 13' x 9'9" (3.96m x 2.97m)

Bedroom Two 11'5" x 6'3" (3.48m x 1.9m)

Bathroom 6' x 6'4" (1.83m x 1.93m)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold *Freehold upon completion* (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?

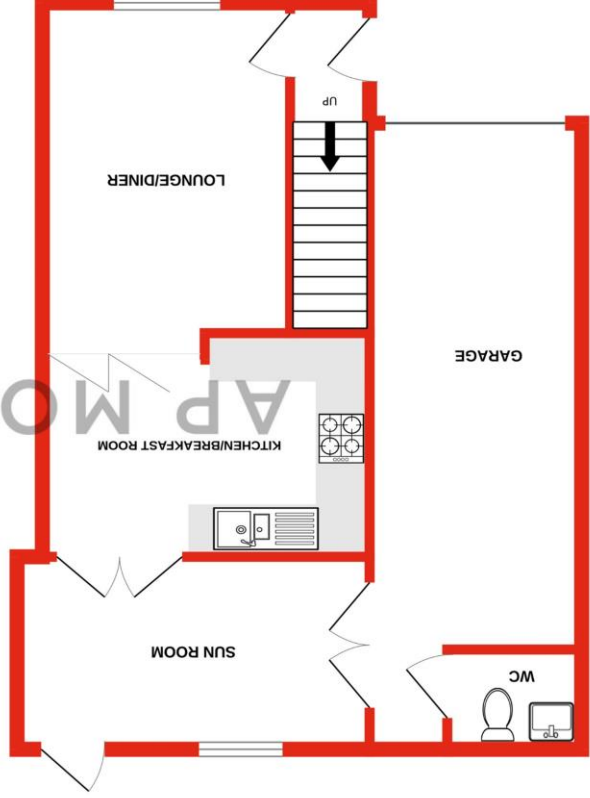
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

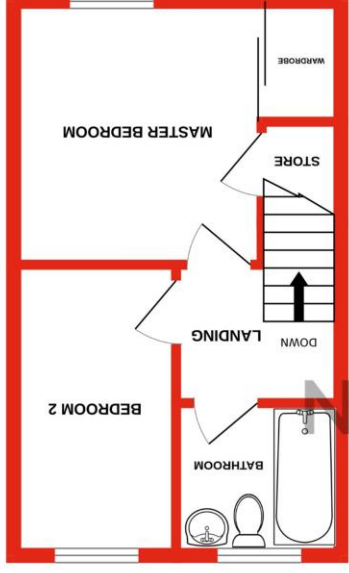
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
590 sq. ft. (54.8 sq.m.) approx.



1ST FLOOR
280 sq. ft. (26.0 sq.m.) approx.

TOTAL FLOOR AREA: 870 sq. ft. (80.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or measurements. This plan is 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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