

AP MORGAN



Sedgley Close, Abbeydale, Redditch

Offers in excess of £170,000

Features:

- Two-bedroom terraced home with generous room sizes
- Lounge with bay window
- Modern fitted kitchen/diner
- Utility room
- Two double bedrooms
- Bathroom with separate WC
- Versatile and low-maintenance garden
- Off-road unallocated parking to the rear
- EPC-TBC

Description:

A well-presented two-bedroom terraced family home situated in Abbeydale, Redditch. Boasting spacious rooms, modern fittings and a versatile garden.

To the front is a garden space laid to lawn, with a patio laid path and low fence boundaries.

The ground floor of the accommodation comprises: a welcoming entrance hall, the spacious lounge offers a bay window, the modern fitted kitchen/diner offers a sink, integral dish washer, induction hob/oven and fridge/freezer, finally, the utility room offers plumbing/space for freestanding appliances and rear access.

The first-floor landing establishes: bedroom one presents a wide double with an integral wardrobe and bedroom two is a further double with potential space for storage. The bathroom of the house offers a bath/shower wash basin and WC.

To the rear is a versatile, low maintenance garden space laid to an initial decking area and provides access to the rear of the property through a gate. This garden features fenced borders.

Situated in Abbeydale, this property is roughly 1.2 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Entrance Hall

Lounge 10'7" x 13'5" (3.23m x 4.1m) Both max (12'5" into bay)

Kitchen/Diner 10'6" x 13'9" (3.2m x 4.2m) Both max

Utility Room 6'6" x 7'5" (1.98m x 2.26m) Both max

Landing

Bedroom one 8'9" x 16'3" (2.67m x 4.95m) Both max

Bedroom two 12'9" x 13'5" (3.89m x 4.1m) Both max (T-shaped)

Bathroom 5'7" x 6' (1.7m x 1.83m) Both max

WC 5'7" x 2'7" (1.7m x 0.79m) Both max



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.

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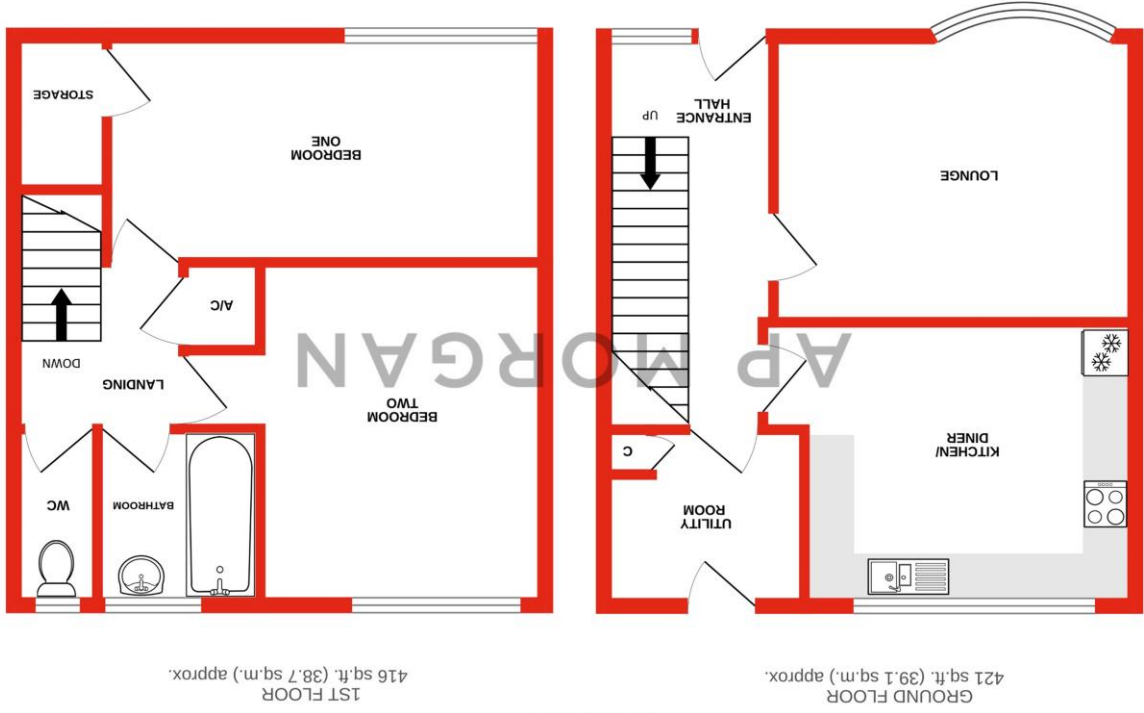
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