

AP MORGAN



Wapping Lane, Beoley, Redditch
Offers in excess of £699,995

Features:

- Three/four-bedroom semi-detached cottage
- Generous lounge with log burner
- Contemporary kitchen/diner
- Utility room & groundfloor WC
- Master bedroom with balcony & wardrobe
- Modern bathrooms
- Expansive garage with dwelling amenities
- Workshop & cabin dwelling
- Council tax- E

Description:

An extended and modernised three/four-bedroom semi-detached home in a highly desirable semi-rural location just outside Beoley village. The property sits on an acre of land and includes its own log cabin, triple garage with dwelling amenities, and a workshop. Boasting three double bedrooms and contemporary fittings throughout.

To the front is a large private driveway with an electric gate, ideal for parking multiple vehicles, with access to the garage and rear via a gate.

The ground floor features: a welcoming entrance hallway, spacious lounge with feature log burner, and a modernised kitchen/diner with potential dining space, breakfast bar, integral dishwasher, and utility room.

Upstairs, bedroom one offers an integrated wardrobe and balcony overlooking the rear land, bedroom two includes an ensuite bathroom, and bedroom three has an ensuite bathroom and a dressing room/study accessed via a spiral staircase. The modern shower room provides a walk-in shower, washbasin, and WC.

The garage is a generous triple space with a workshop, additional reception room, fitted kitchen, study/bedroom, and shower room.

The rear garden is exceptionally large, with a block-paved patio, decking area, and fenced boundaries. There's also a cabin with an additional shower room.

Situated in Beoley Village, the property offers a rural setting with access to well-regarded local schools, scenic countryside walks, local shops, and the village hall. The nearby village of Alvechurch provides additional amenities, including two highly regarded schools, a library, vets, doctors' surgery, and a railway station with transport links to Birmingham City Centre.



Details:

Entrance Hall 3'8" x 13'2" (1.12m x 4.01m) Both max

Lounge 14' x 19'2" (4.27m x 5.84m) Both max

Kitchen/Diner 28'9" x 15' (8.76m x 4.57m) Both max

Utility Room 6'9" x 7'2" (2.06m x 2.18m) Both max

WC 6'4" x 4'3" (1.93m x 1.3m) Both max

Landing

Bedroom one 14' x 15'1" (4.27m x 4.6m) Both max

Balcony 6'7" x 7'4" (2m x 2.24m) Both max

Bedroom two 14'1" x 10'9" (4.3m x 3.28m) Both max

Ensuite 6'8" x 5'10" (2.03m x 1.78m) Both max

Bedroom three 13'7" x 7'7" (4.14m x 2.3m) Both max

Ensuite 6'5" x 5'10" (1.96m x 1.78m) Both max

Dressing Room/Study 14'4" x 6'10" (4.37m x 2.08m) Both max

Bathroom 5'9" x 9'6" (1.75m x 2.9m) Both max

Garage 24'1" x 16'4" (7.34m x 4.98m) Both max

Lounge 12'7" x 14'9" (3.84m x 4.5m) Both max

Kitchen 7'10" x 6'5" (2.4m x 1.96m) Both max

Study/Bedroom 9'6" x 8'7" (2.9m x 2.62m) Both max

Ensuite 5'8" x 5'4" (1.73m x 1.63m) Both max

Workshop 16'10" x 15'9" (5.13m x 4.8m) Both max

Cabin 15' x 14'5" (4.57m x 4.4m) Both max

Ensuite 4'5" x 5'7" (1.35m x 1.7m) Both max

EPC Rating: D

Council Tax Band: E (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

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.

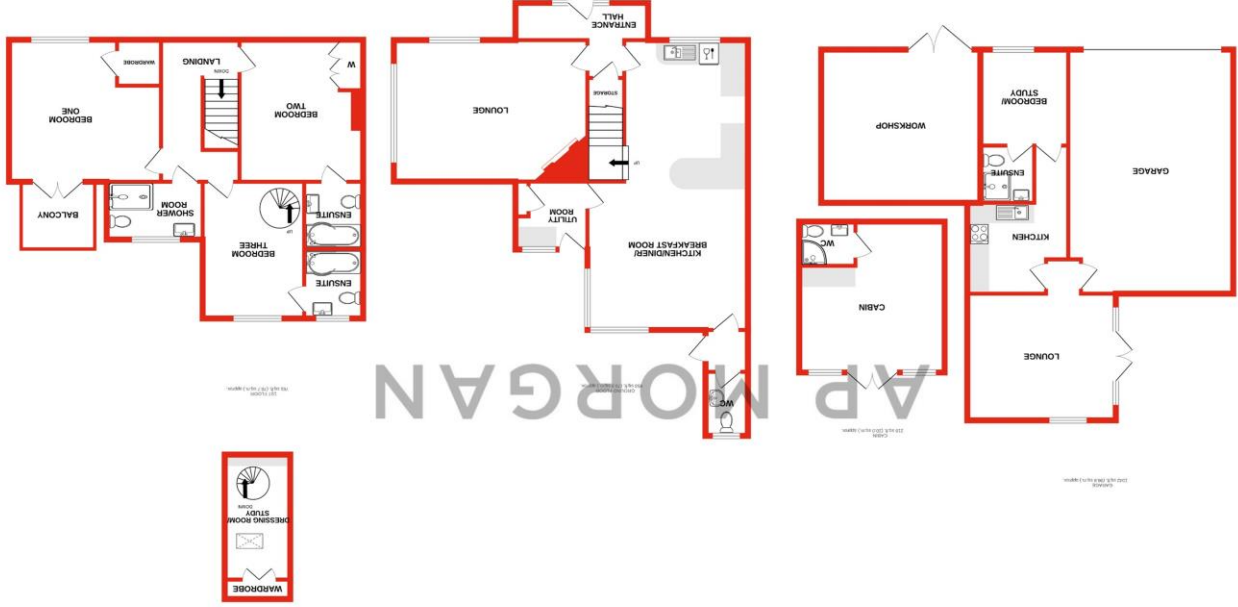
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TOTAL FLOOR AREA : 2964 sq.ft (275.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability or efficiency can be given.

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