

AP MORGAN



Sedgley Close, Redditch,
Offers in excess of £175,000

Features:

- Offered with no onward chain
- Terraced family home
- Fitted kitchen/dining room
- Generous living room
- Three well-proportioned bedrooms
- Low maintenance garden
- Communal off-road parking
- EPC Rating: C

Description:

A well-presented terraced home, boasting three bedrooms and a spacious ground floor living space. This property is positioned in the popular residential area of Abbeydale.

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 with stairs rising to the first-floor landing, a guest WC and access to the rear, the spacious living room, and the fitted kitchen/diner offering a sink, along with space for freestanding appliances.

The first-floor landing establishes: Double bedrooms one and two with space for wardrobes and a view to the rear garden, good-sized bedroom three with a generous storage cupboard, and a modern shower room.

To the rear is a versatile garden mainly laid to lawn with mature planted shrubs, fenced boundaries, and a paved path leading to the rear gate. The rear garden further benefits from a good-sized brick built store.

Furthermore, the property benefits from a gas fired central heating system and double glazed windows throughout.

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 Hallway

Living Room 10'8" x 15'3" (3.25m x 4.65m)

Kitchen/Diner 10'2" x 15'2" (3.1m x 4.62m)

Guest WC 6'9" x 2'7" (2.06m x 0.79m)

Bedroom One 12'9" x 10'8" (3.89m x 3.25m)

Bedroom Two 8'6" x 14'8" (2.6m x 4.47m)

Bedroom Three 9'8" x 7'3" (2.95m x 2.2m)

Shower Room 6' x 6'6" (1.83m x 1.98m)



EPC Rating: C

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

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.

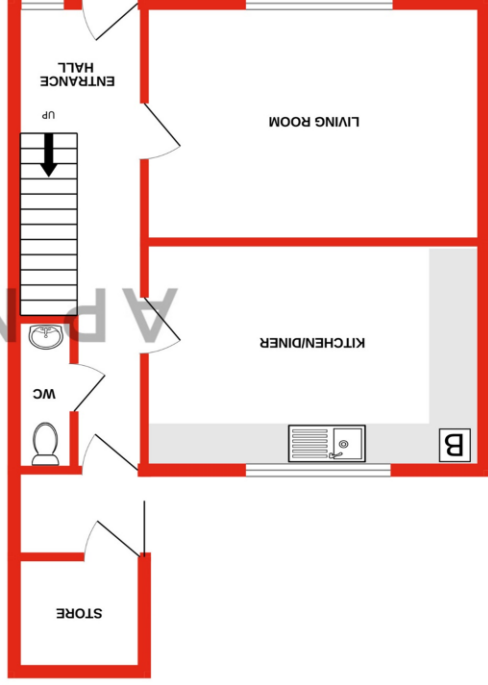
Need a solicitor?

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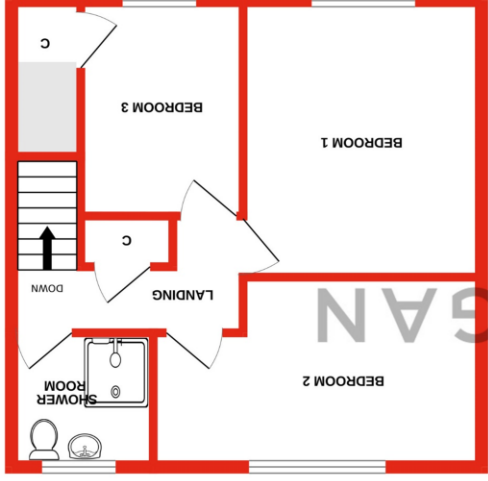
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GROUND FLOOR (45.5 sq.m.) approx.



1ST FLOOR (40.7 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 operating efficiency can be given. Made with Hexpix ©2024

TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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