

AP MORGAN



Clifton Close, Matchborough West, Redditch
Asking Price £200,000

Features:

- A beautifully presented three-bedroom end-terrace home
- Three well-proportioned bedrooms
- Spacious lounge ideal for relaxation and entertaining
- Modern kitchen/diner with ample space
- Ground floor utility room combined with WC
- Contemporary family bathroom
- Ample built-in storage
- Private rear garden with lawn, patio, and gravel seating area

Description:

A beautifully presented three-bedroom end-terrace home offers spacious and practical living accommodation ideal for families, first-time buyers, or investors alike. This property is well situated in Matchborough West, Redditch.

Upon entering the property, you are greeted by a welcoming hallway leading into a sizeable lounge, perfect for relaxing or entertaining guests. To the rear of the ground floor lies the generously sized kitchen/diner, with modern units and ample space for dining, making it a central hub of the home. A convenient utility room combined with a WC adds to the ground floor's functionality.

Upstairs, the first floor comprises three well-proportioned bedrooms, offering flexibility for growing families or remote working needs. The family bathroom is modern and well-appointed, providing a bath, with an overhead shower, WC and washbasin. Additional storage is available via built-in cupboards on the landing.

Externally, the property features a beautifully maintained rear garden with a combination of lawn, patio, and gravel seating areas—ideal for enjoying the outdoors and hosting summer gatherings. A large shed provides further storage options, and the fully enclosed fence offers privacy and security, with side gate access.

Situated in Matchborough West, this property is roughly 3.6 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Hall

Kitchen/Diner 17'2" x 11'9" (5.23m x 3.58m) max dimensions

Lounge 11'7" x 14'6" (3.53m x 4.42m)

Utility/WC 5'4" x 5'10" (1.63m x 1.78m)

Landing

Bedroom 1 10'9" x 10'4" (3.28m x 3.15m)

Bedroom 2 10'9" x 9'10" (3.28m x 3m)

Bedroom 3 10'9" x 5'11" (3.28m x 1.8m)

Bedroom 6'2" x 6' (1.88m x 1.83m)



EPC Rating: C

Council Tax Band: A (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

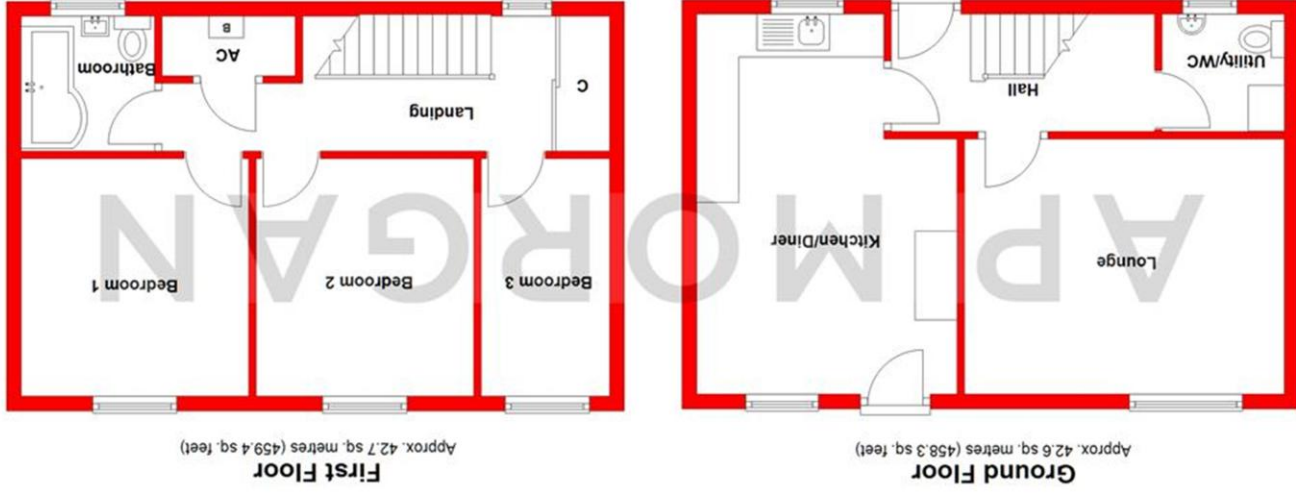
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

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.

Plan produced using PlanUp.

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.