

AP MORGAN



Hawkesbury Close, Church Hill South, Redditch
Asking Price £135,000

Features:

- *Offered with no onward chain*
- A well-presented top-floor maisonette
- One double bedroom
- Spacious living room
- Fitted kitchen and bathroom
- Well situated in Church Hill South
- EPC - c

Description:

Offered with no onward chain

A well-presented one-bedroom top floor maisonette, well situated in Church Hill South, Redditch. This property benefits from a driveway, providing parking for multiple vehicles.

The property is approached via a pathway leading to the front door of the property, which opens to welcoming entrance hall.

A staircase leads up to the main accommodation which briefly comprises: the bathroom, providing a bath, with an overhead shower, WC and wash basin, the generous living room, the double bedroom, which boasts an integrated wardrobe and the modern fitted kitchen, which features fitted gas hob, oven, sink and storage space.

Situated in Church Hill South the property is nearby to good primary and secondary schooling, Arrow valley country park, shops and eateries. The property also has ease of access to major road links into Redditch town centre offering the Kingfisher Shopping Centre and bus and rail links for further travel.



Details:

Entrance Hall

Landing

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

Living Room 14'1" x 12'8" (4.3m x 3.86m) max dimensions

Kitchen 11'5" x 7'5" (3.48m x 2.26m) max dimensions

Bedroom 11'7" x 11'1" (3.53m x 3.38m) max dimensions

EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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?

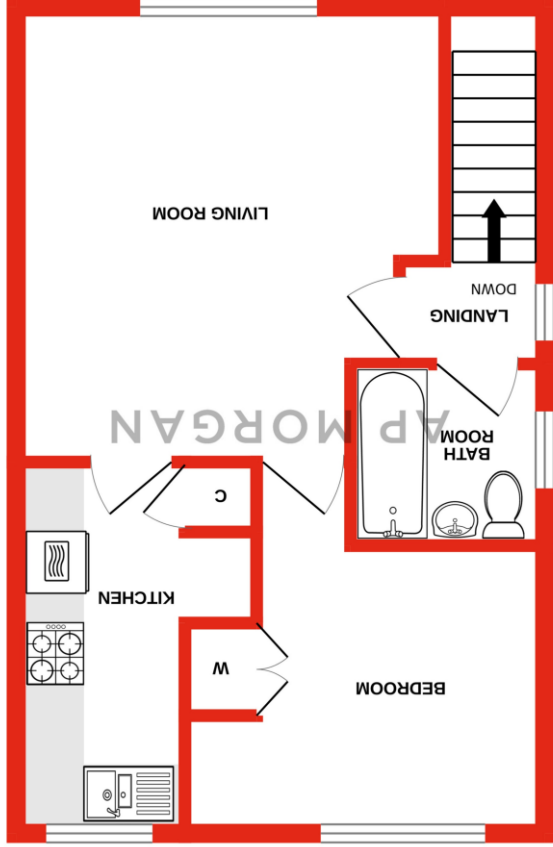
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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.



FIRST FLOOR
417 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA: 417 sq.ft. (38.8 sq.m.) approx.
While 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 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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