

AP MORGAN



Ambergate Close, Brockhill, Redditch
Offers in excess of £210,000

Features:

- Two double bedrooms
- Spacious lounge
- Generous fitted kitchen/diner
- Separate garage
- Shower room
- Large garden
- Off-street parking

Description:

This two-bedroom, terraced house presents spacious lounge, generous fitted kitchen/diner, separate garage, shower room, large garden, off-street parking.

Entering the property to the porch there is immediate access to the spacious lounge which gives room for multiple suites and continues to the generously sized, fitted kitchen/diner which presents plenty of counter space with an integral electric oven, gas hob, wine cooler, dishwasher, washing machine and sink. The dining room portion allows for a large dining table and chairs while giving access to the rear garden through patio doors.

Ascending to the first floor the landing presents Bedroom one, a large double looking to the front aspect with integral storage, Bedroom two is also a large double looking to the rear with integral storage. The shower room is modern presenting a washbasin, WC and shower.

The rear garden, opens to a paved patio area perfect for outdoor furniture this leads to a grass laid lawn which is bordered by planting areas and wooden panel fencing. The rear of the garden presents a paved path which leads to the separate garage.

Situated in Redditch, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.



Details:

Porch

Living Room 14'7" x 10'9" (4.45m x 3.28m) Both Max

Kitchen/Diner 13'9" x 10'9" (4.2m x 3.28m)

Landing

Bedroom One 11'2" x 10'9" (3.4m x 3.28m) Both Max

Bedroom Two 8'2" x 10'9" (2.5m x 3.28m) Both Max

Shower Room 4'11" x 7'7" (1.5m x 2.3m) Both Max

Garage 18'3" x 8'2" (5.56m x 2.5m)



EPC Rating: C

Council Tax Band: C (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?

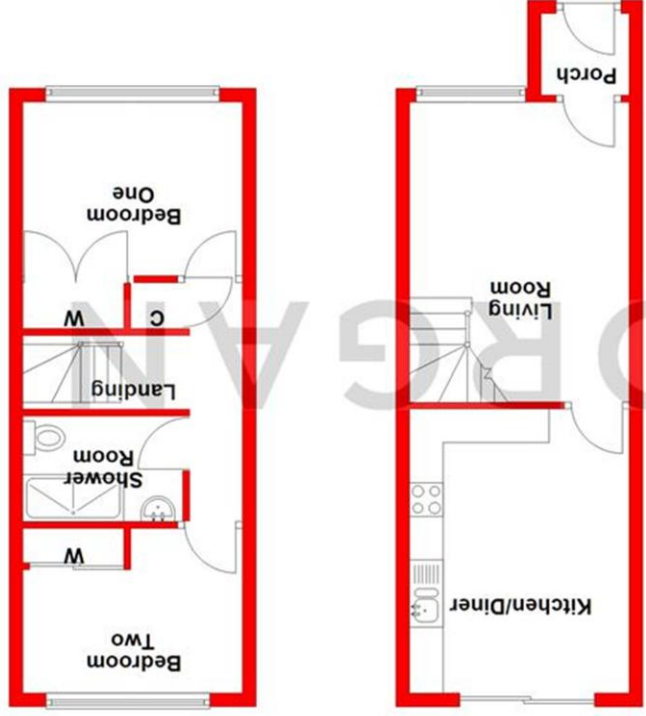
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Ground Floor
Approx. 44.2 sq. metres (475.3 sq. feet)



First Floor
Approx. 28.6 sq. metres (307.8 sq. feet)

Total area: approx. 72.8 sq. metres (783.2 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 Planlup.

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