

AP MORGAN



Charlecote Close, Ipsley, Redditch
Offers in excess of £325,000

Features:

- **Offered with no onward chain**
- A well-presented link-detached family home
- Three double bedrooms
- Sizeable lounge/diner and conservatory
- Fitted kitchen, with integrated appliances
- Family bathroom and guest WC
- Well-maintained front and rear gardens
- Driveway and garage

Description:

****Offered with no onward chain****

A well-presented link-detached family home, boasting three double bedrooms, off-road parking and a versatile garden space. This property is well-positioned at the end of a cul-de-sac, in Ipsley, Redditch.

To the front of the property is a driveway providing off-road parking for multiple vehicles with access to the single garage and a well-kept front garden.

The ground floor comprises: an entrance hall with access to a downstairs WC, stairs rising to the first-floor landing and understairs storage, a generously sized lounge/dining room, with French doors to the front of the property and sliding door access to the lovely conservatory. The ground floor is complete with the fitted kitchen, which provides integrated dual oven/grill, five ring gas hob, sink, space for freestanding appliances, along with access to the rear garden.

The first-floor landing establishes: three double bedrooms, bedroom one, benefiting from fitted wardrobes and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear is a generous versatile garden, with an initial patio, perfect for garden furniture, access to the garage, a well-maintained lawn, with mature shrubbery and fenced borders.

Situated in Ipsley, this property is roughly 2.8 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:

Hall

WC 4'10" x 2'6" (1.47m x 0.76m)

Lounge/Dining Room 23' x 11'11" (7m x 3.63m)

Kitchen 11'4" x 9'8" (3.45m x 2.95m)

Conservatory 8'10" x 8'1" (2.7m x 2.46m)

Garage 18'1" x 9'5" (5.5m x 2.87m)

Landing

Bedroom 1 10'5" x 10'3" (3.18m x 3.12m)

Bedroom 2 13' x 9'8" (3.96m x 2.95m)

Bedroom 3 8'9" x 12'2" (2.67m x 3.7m)

Bathroom 10'10" x 6'7" (3.3m x 2m) max dimensions



EPC Rating: C

Council Tax Band: D (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.

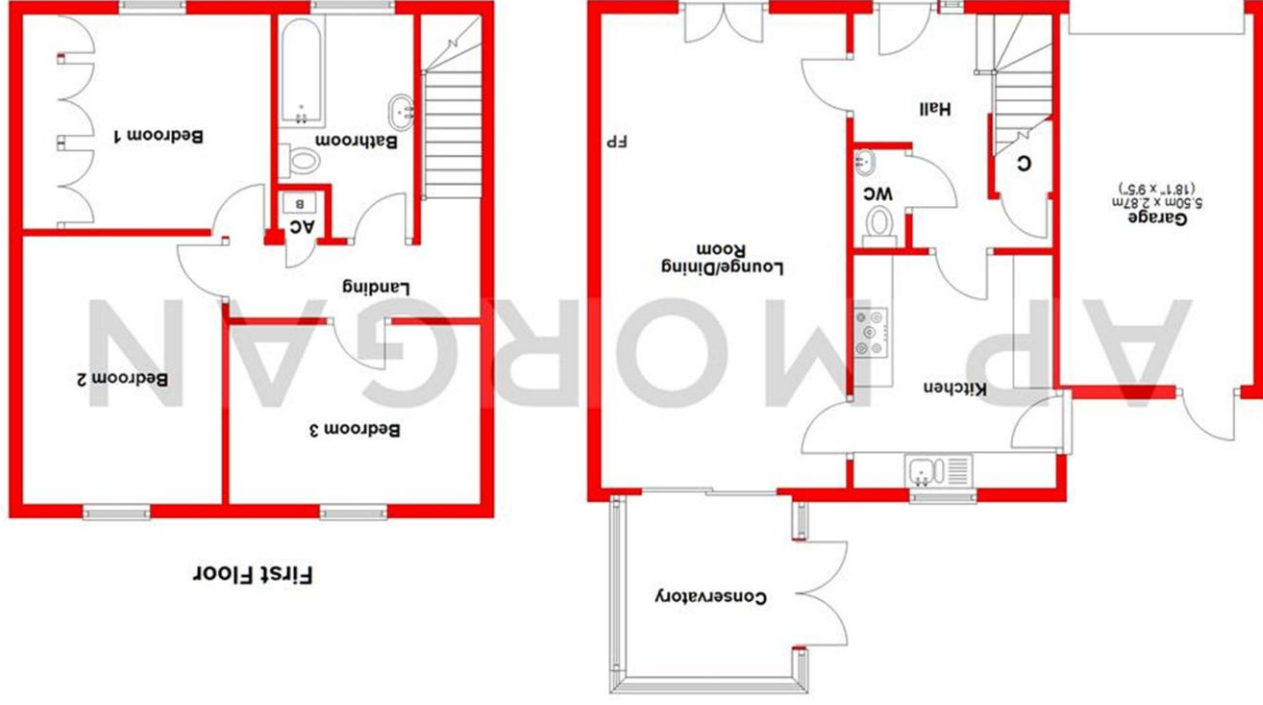
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

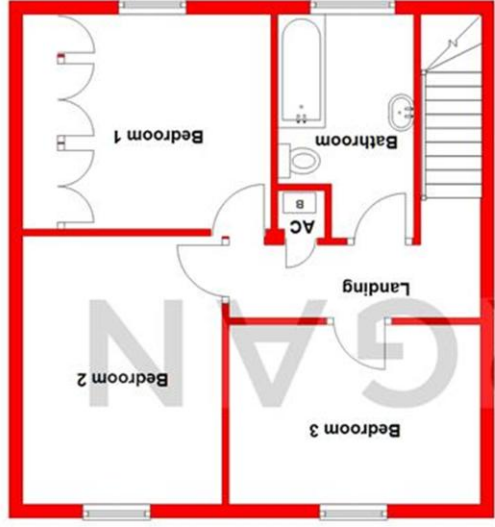
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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



First Floor



Total area: approx. 121.2 sq. metres (1305.0 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.

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