



AP MORGAN

Ferney Hill Avenue, Batchley, Redditch
Offers in excess of £225,000

Features:

- **Offered with no onward chain**
- A well-presented semi-detached family home
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Fitted kitchen, with integrated appliances
- Family shower room, separate WC
- Mature front and rear gardens
- Garage and driveway, providing off-road parking

Description:

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

A well-presented semi-detached family home, offering three well-proportioned bedrooms, two spacious reception rooms and off-road parking. This property is well situated in a popular residential location of Batchley, Redditch.

To the front of the property is a driveway, providing off-road parking, a well-kept front lawn and mature shrubbery, with forward access to the integral garage, porch and side-gate access to the rear garden.

The ground floor accommodation briefly comprises; a welcoming entrance porch, hall with stairs rising to the first floor landing and a convenient guest WC, a spacious lounge, dining room, with a feature fireplace and access to the conservatory. The ground floor is complete with the fitted kitchen which, boasts integrated appliances (gas hob, oven/grill, sink) and space for freestanding appliances and access to the rear garden.

The first-floor landing establishes three generous double bedrooms, the family shower room, providing a walk-in shower, washbasin and separate WC.

To the rear of the property is a garden space, with an initial patio, perfect for garden furniture and entertained, a lawn, with mature shrubbery and fenced boundaries.

Well placed in Batchley, the property is within a ten-minute walk to Redditch Town Centre boasting an assortment of amenities such as shops, pubs and restaurants, as well as easy access to local bus routes and the train station. It is also within walking distance to well-regarded local schools and Pitcher Oak Wood. The property is also conveniently placed to access national motorway links (M5 and M42).



Details:

Porch 4'7" x 4'10" (1.4m x 1.47m)

Hall

WC 2'8" x 4'2" (0.81m x 1.27m)

Lounge 12'5" x 11' (3.78m x 3.35m)

Dining Room 11'5" x 13'4" (3.48m x 4.06m) max dimensions

Kitchen 7'11" x 10'4" (2.41m x 3.15m)

Garage 14'8" x 7'6" (4.47m x 2.29m)

Conservatory 6'7" x 8'2" (2m x 2.5m) max dimensions

Landing

Bedroom 1 12'5" x 13'2" (3.78m x 4.01m) max dimensions

Bedroom 2 11'4" x 13'2" (3.45m x 4.01m)

Bedroom 3 9'4" x 12'8" (2.84m x 3.86m)

Shower Room 5'5" x 7' (1.65m x 2.13m)

WC 5'5" x 3' (1.65m x 0.91m)

EPC Rating: To be confirmed

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.



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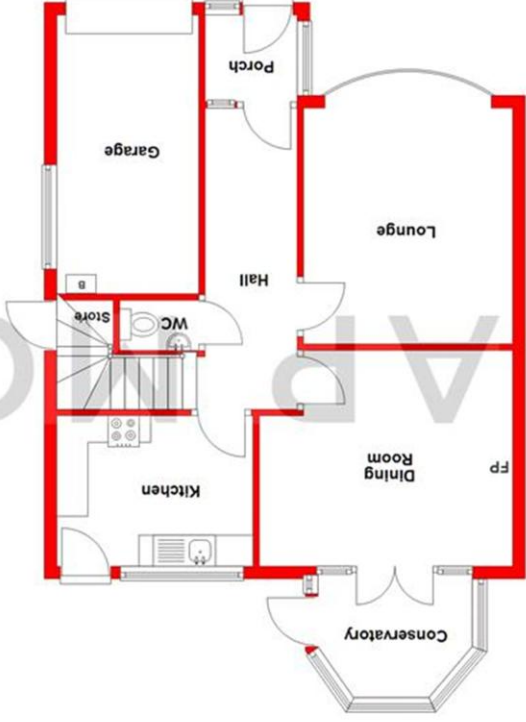
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Identity Checks

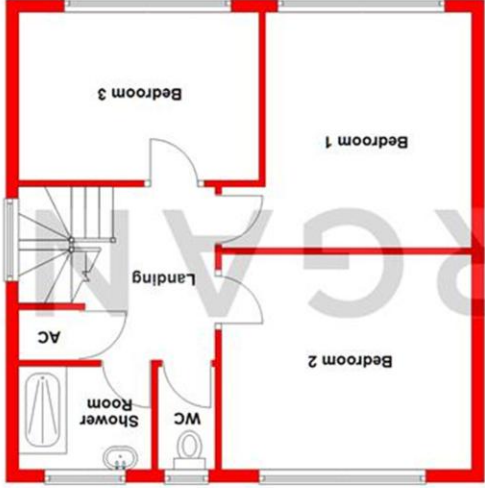
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Ground Floor
Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 118.7 sq. metres (1278.2 sq. feet)

First Floor
Approx. 54.0 sq. metres (581.5 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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