

**AP MORGAN**



**Drayton Close, Matchborough West, Redditch**  
Offers in the region of £175,000



**Features:**

- \*\*Offered with no onward chain\*\*
- A beautifully presented end-terrace home
- Two well-proportioned double bedrooms
- Sizeable lounge
- Modern fitted kitchen/diner, with breakfast bar
- Family bathroom and guest WC
- Ample communal parking

**Description:**

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

A beautifully presented two-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, the generously sized kitchen/diner, with modern units and breakfast bar, making it a central hub of the home. A convenient WC adds to the ground floor's functionality.

Upstairs, the first floor comprises two well-proportioned double bedrooms, bedroom two, boasting an integrated wardrobe, 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 a built-in cupboard on the landing.

Externally, the property features a beautifully maintained rear garden with a combination of lawn, mature shrubbery, and a patio seating area—ideal for enjoying the outdoors and hosting summer gatherings. The fully enclosed fence offers privacy and security, with rear gate access.

Situated in Matchborough West, this property is roughly 3.7 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**

**WC** 2'11" x 3'10" (0.9m x 1.17m)

**Lounge** 17' x 10'8" (5.18m x 3.25m) max dimensions

**Kitchen/Diner** 17' x 9'8" (5.18m x 2.95m)

**Landing**

**Bedroom 1** 10'7" x 14'10" (3.23m x 4.52m)

**Bedroom 2** 14' x 10' (4.27m x 3.05m)

**Bathroom** 6'3" x 6' (1.9m x 1.83m)



**EPC Rating:** E

**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 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](http://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.

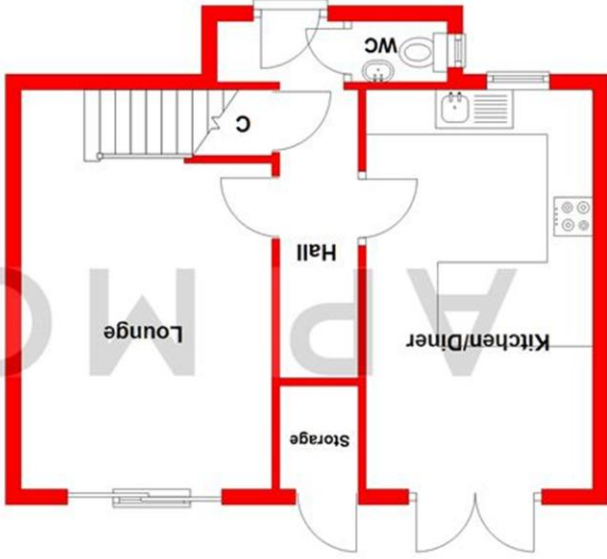
### Need a solicitor?

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

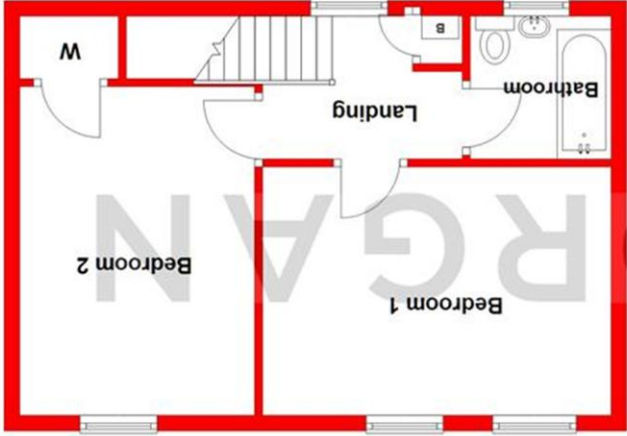
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per 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.

Ground Floor  
Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 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 PlanUp.

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