

oulsham



15 Malfield Avenue, Redditch, B97 6PW

EPC: C

NO ONWARD CHAIN Situated in the highly sought-after district of Webheath, Redditch, this two-bedroom maisonette presents an excellent opportunity for buyers looking to modernise and add value. Offering well-proportioned accommodation throughout, a private garden, and garage en bloc, the property is ideally suited to investors, first-time buyers, or those seeking a renovation project.

EP RATING:

COUNCIL TAX BAND: B

LOCATION:

Located in the highly desirable area of Webheath, this two bedroom first-floor maisonette sits within easy reach of local shops, schools, and countryside walks, while Redditch town centre and transport links are just a short drive away.

SUMMARY OF ACCOMMODATION:

The property is accessed via a private entrance, with stairs rising to the first floor accommodation. A window to the front elevation allows natural light to brighten the stairwell.

The hallway has access to the loft space (vendor advises is partially boarded) and doors leading to;

The kitchen is fitted with an integrated oven and gas hob. There is space for a freestanding fridge/freezer and washing machine. A rear-facing window overlooks the garden.

The spacious lounge benefits from a feature stone fireplace as a focal point and a fitted bar area, offering potential for entertaining space. There is a window overlooking the rear.

There are two double bedrooms, both benefiting from built-in wardrobes.

The bathroom comprises a double-width shower cubicle, wash hand basin, and WC, with a side-facing window providing ventilation and natural light.

The property enjoys a private rear garden, mainly laid to gravel and stone for low maintenance. The garden is enclosed by fenced boundaries and enhanced by mature trees and conifers.

There is a garage located en bloc, along with communal parking available for residents.



Malfield Avenue

Approximate Gross Internal Area
Ground Floor = 2.2 sq m / 24 sq ft
First Floor = 62.6 sq m / 674 sq ft
Total = 64.8 sq m / 698 sq ft

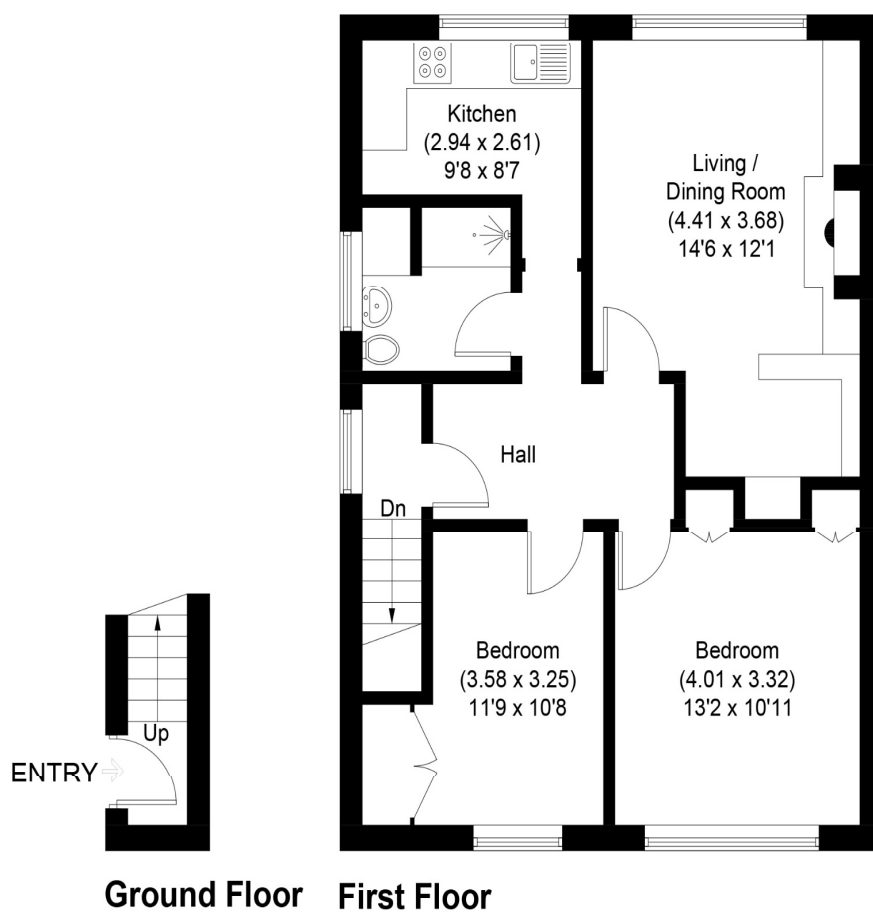


Illustration for identification purposes only, measurements are approximate, not to scale.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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