AP MORGAN



Bushley Close, Woodrow, Redditch

Asking Price £180,000

Features:

- Three-bedroom mid-terrace home with no onward chain
- Open green to the front with lovely sunset views
- Substantial lounge with large windows overlooking the rear garden
- Spacious kitchen/diner with room for a dining table
- Utility room and ground floor WC
- Two double bedrooms plus a versatile single bedroom, ideal as a nursery or home office
- Family bathroom and excellent storage, including a boarded loft with ladder and lighting
- Low maintenance rear garden with paved patio
- Rear garage, EV charger, rear parking and community car park nearby
- Combi boiler, roof re-felted and re-battened Oct 2024

Description:

Sunsets from the front window. A sledging bank across the way. And no onward chain to slow you down.

Tucked into a friendly corner of Woodrow, this three-bedroom mid-terrace looks out over an open green that the current owners have loved since day one. Inside, you'll find a generous lounge, a sociable kitchen/diner, a handy utility room and a ground floor WC. Outside, there's a low maintenance patio garden and a garage at the rear. It's a brilliant first step onto the ladder, a smart choice for downsizers, and it's ready to go with no onward chain.

We asked them what made them buy it...

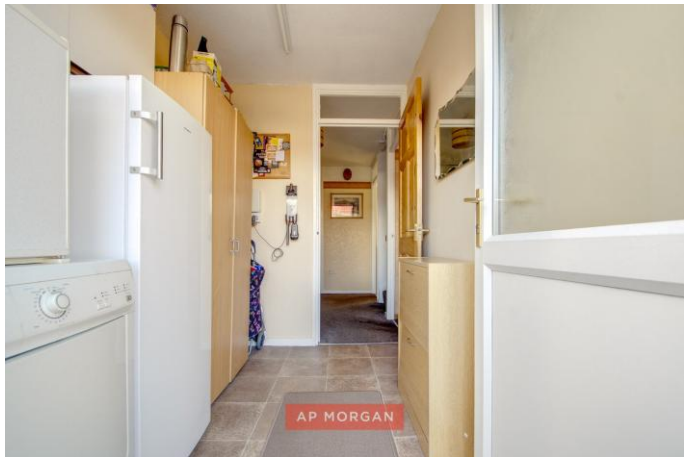
"It was the lovely view. That was our first impression, and it's still the one thing we've never stopped loving. The garage sealed it for us. The area is friendly, and getting around is very easy, with bus routes into Redditch from the Woodrow Centre plus the Matchborough circuit. Our favourite thing to do is the walk round the local fields. The Greenlands Allotments are walkable too, and there's a good community there. Many of the plot holders live in Woodrow and are neighbours!"

What about the house itself?

"We spend most of our time in the kitchen/diner because I like cooking and baking. The small bedroom has become a study, music and office space for my husband. The house works well. There's plenty of space to be comfortable, even with multiple hobbies, and guests always say how cosy it is. The garden is maintenance free, we have BBQs often, and it's a space to unwind. We love afternoons at the front of the house, watching the sun go down. We used to like being able to see our children playing at the park, and winters with snow make the bank a good sledge field! There's excellent storage upstairs, and the loft has a ladder, boarding and lights. We have the garage and two parking spaces plus a car park close by, and we've fitted an EV charger. The combi boiler is easy to use, economical, and regularly serviced, and the roof had new felt and battens a year ago. What will we miss most? The front view."













Our agents say...

That green out front is the real showstopper. It gives you open space to look out on from the kitchen, room for the kids to play, and a sunset view most terraces simply can't offer. And the house is just as flexible as it is charming. The single bedroom works as a nursery, a home office or a hobby room, the lounge has plenty of space for the whole family, and the utility room keeps the laundry out of the kitchen. With an EV charger, a garage, recent roof work and no onward chain, this one makes moving refreshingly simple. Give us a call today and come and see that view for yourself.

Details:

Entrance

Hall *2.73 x 1.84*

Living Room *3.28 x 4.23*

Kitchen/Dinner *3.81 x 4.23* Max

Utility *2.48 x 1.84*

WC

First Floor Landing

Bedroom One *3.59 x 3.73*

Bedroom Two *3.38 x 3.63* Max

Bedroom Three *2.51 x 2.44*

Bathroom *1.88 x 2.44*









EPC Rating: To be confirmed
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.

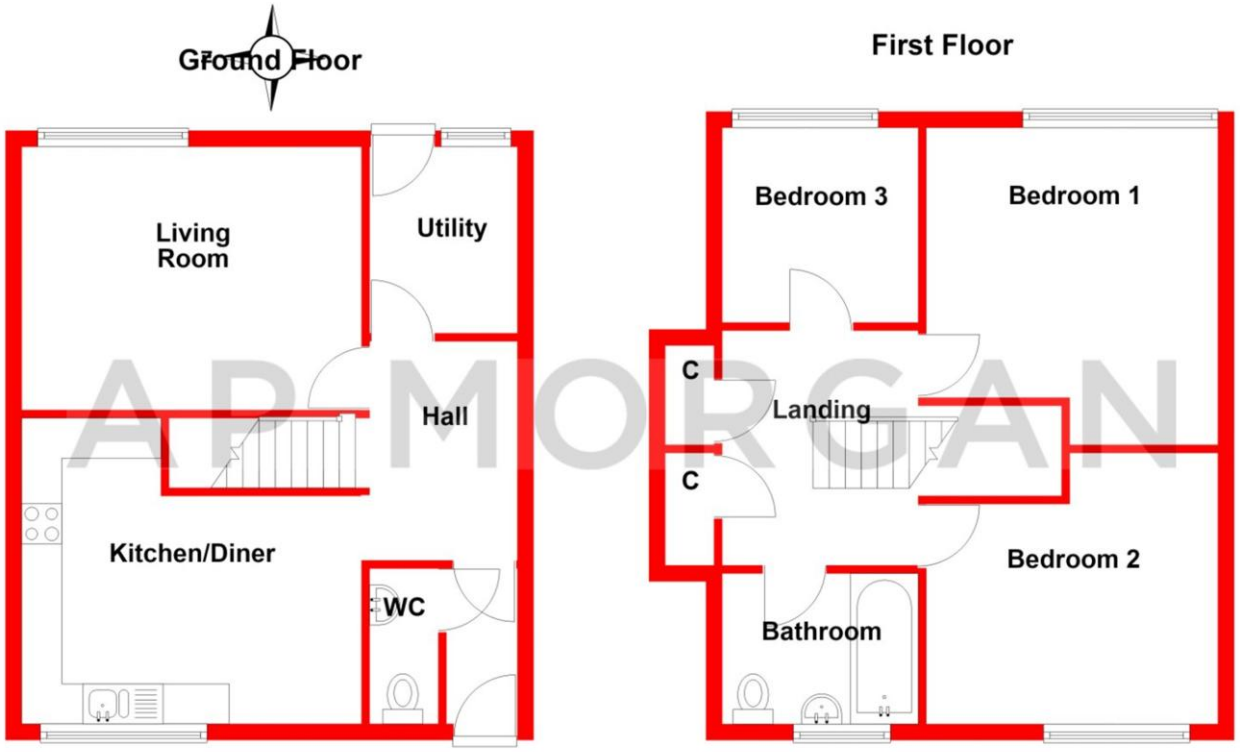
How can we help you?

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

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 £99 + 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.



Total area: approx. 92.5 sq. metres (996.0 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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