

AP MORGAN



Sycamore Avenue, Redditch, Worcestershire
Offers in the region of £260,000

Features:

- Semi-detached family home with three bedrooms
- Spacious lounge with electric fireplace
- Kitchen with separate utility and dining room
- Bright conservatory
- Boarded and carpeted loft for extra storage
- Rear garden with patio, lawn and bar
- Storage shed and storage throughout the home
- Three car driveway, five minutes from Redditch Town Centre

Description:

Room for everyone. Space for everything. And a bar at the end of the garden! What more could you need?

Sycamore Avenue is a semi-detached family home with three bedrooms, a bright conservatory and a garden made for hosting. Storage runs through the whole home, right up to a boarded and carpeted loft. A three car driveway sits at the front. Redditch Town Centre is just a five minute drive away.

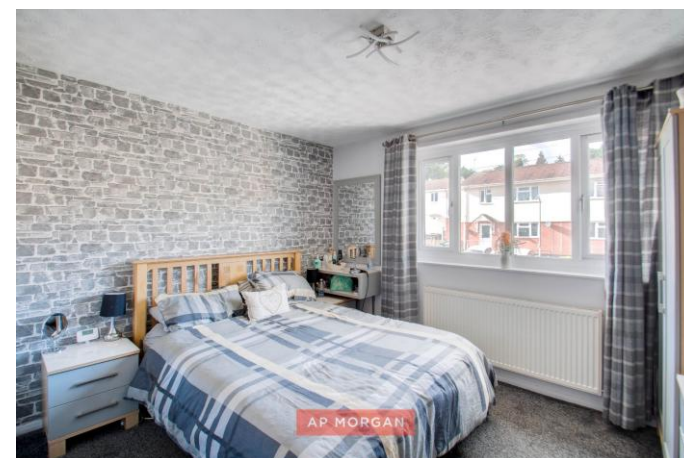
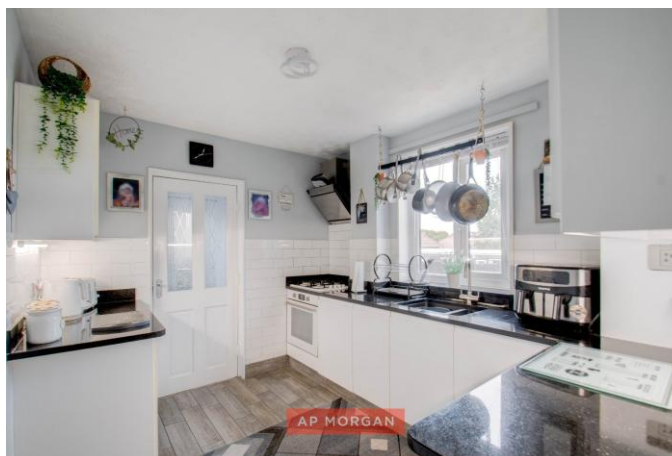
We asked them what made them buy it...

"We wanted somewhere with space, and we found it. It sits in a great spot. Everything we need is close by, the road links are brilliant and the bus stops are nearby. It's an easy place to come home to. And it's a proper family neighbourhood."

Our agents say...

This one ticks the family boxes and then keeps going. The lounge is big and welcoming, with an electric fireplace for those winter movie nights. The kitchen has its own utility room, so the washing machine stays out of sight. There's a separate dining room for Sunday roasts and birthday dinners. And the bright conservatory gives you a peaceful spot for your morning coffee.

Upstairs, two double bedrooms and a single give you flexibility. The single works as a nursery, a study or a hobby room. Storage is everywhere, so clutter never wins.



Then there's the garden. A patio sits next to the lawn, ready for barbecues and a game of football. The bar at the back turns any get-together into an occasion. A shed to the side keeps the tools and the bikes tidy.

Parking is easy too, with space for three cars on the driveway. And with great road links and public transport on your doorstep, getting around is simple.

Want to see it for yourself? Get in touch with AP Morgan today and book your viewing.

Details:

Porch

Entrance Hall

Lounge 12'1" x 13'10" (3.68m x 4.22m)

Dining Room 8'6" x 10'4" (2.6m x 3.15m)

Kitchen 8'7" x 10'4" (2.62m x 3.15m)

Utility

WC

Conservatory 11'1" x 10'4" (3.38m x 3.15m)

Landing

Bedroom One 12'2" x 12'2" (3.7m x 3.7m)

Bedroom Two 8'7" x 13'6" (2.62m x 4.11m)

Bedroom Three 9'1" x 8'6" (2.77m x 2.6m)

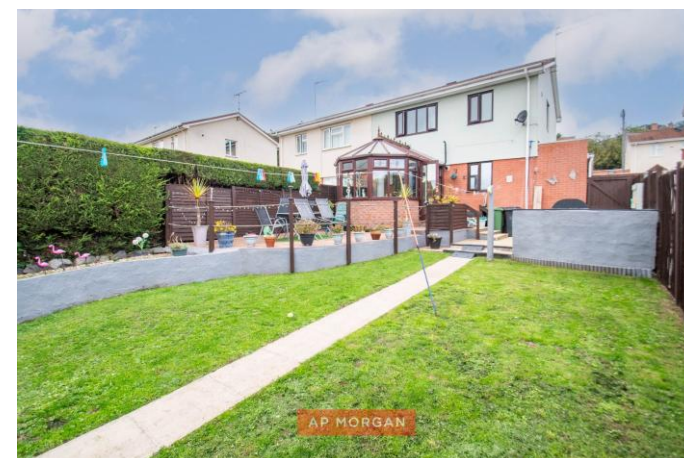
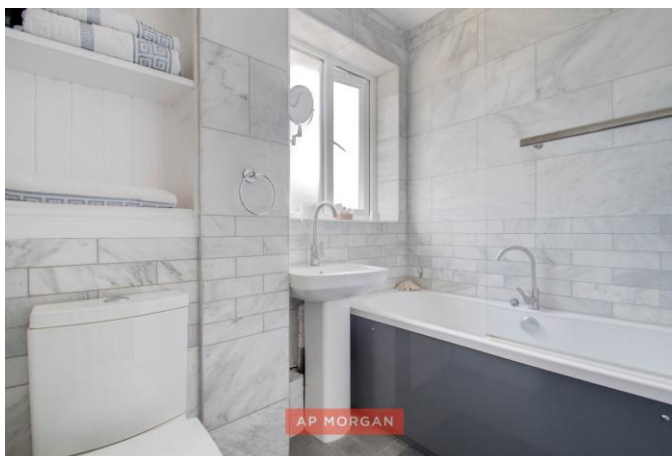
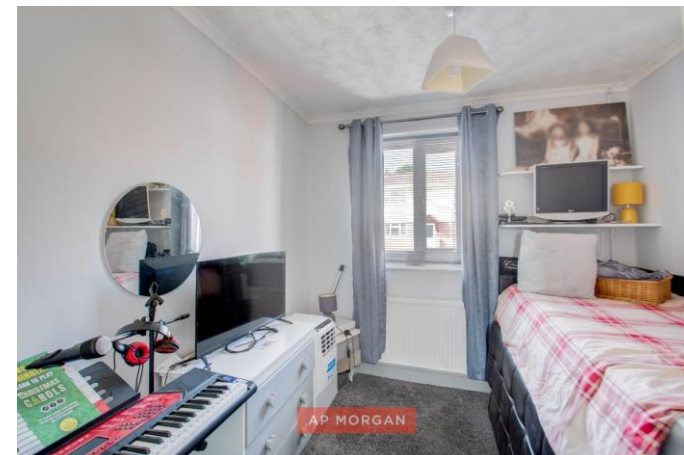
Bathroom 5'7" x 6'11" (1.7m x 2.1m)

EPC Rating: E

Council Tax Band: B (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?

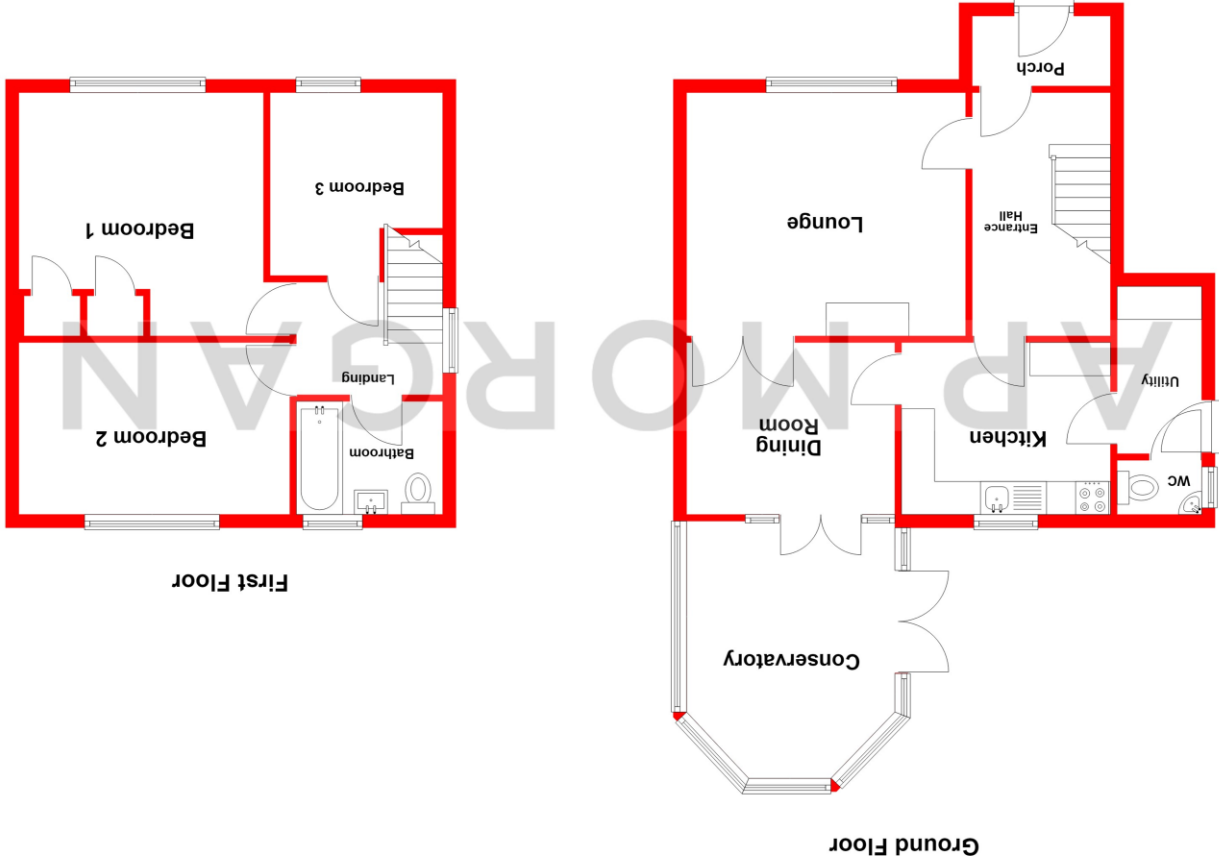
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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. 99.1 sq. metres (1066.5 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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