

AP MORGAN



Crooks Lane, Studley, Redditch
Offers Over £325,000

Features:

- Three bedrooms, including two doubles
- Third bedroom, a single that also works as a dressing room, office or nursery
- Front reception room with a bay window
- Second reception room, with the option to open up to the kitchen
- Extended, well-fitted kitchen
- Long, sunny rear garden with vegetable patches
- Driveway for two cars plus a garage
- Family bathroom with both a shower and a bathtub

Description:

Sun-soaked garden. Extended kitchen. Room to grow.

Crooks Lane sits in one of Studley's most sought-after spots, a short hop from the High Street. This three-bedroom semi-detached home gives you two reception rooms, a kitchen that works hard, and a long rear garden made for family life. Add a driveway for two cars and a garage, and you can see why the owners stayed put.

We asked them what made them buy it...

"It was the garden, if we're honest. It catches the sun all day, so you can follow it round with a cup of tea from morning until evening. And it's long. Properly long. There's plenty of room to relax, play and grow things. We put vegetable patches at the bottom, and there's still space left over. Being so close to Studley High Street helped too. Everything we need is right there."

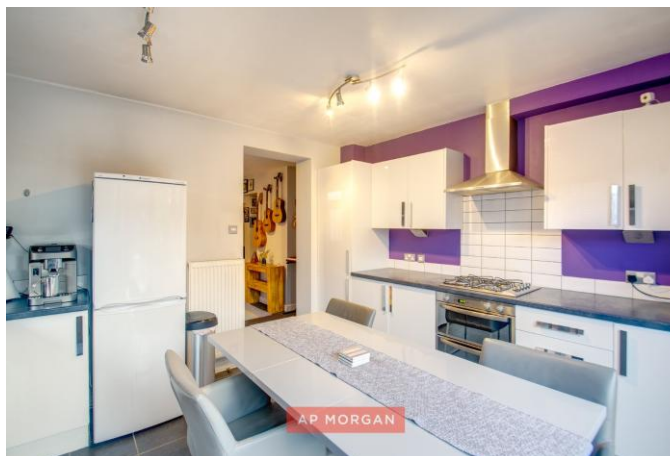
What about the house itself?

"When we bought it, the house was in a bad way, so we've done a lot since. We extended the kitchen, and that made the biggest difference. It's a proper family space now. There's potential to knock down the partition wall and open the kitchen into the reception room, if you want that open-plan feel. We've loved making it our own, and whoever comes next will enjoy the results."

Our agents say...

This is the kind of family home that ticks every box. And it does it in a location people love.

Start with that garden. It's long, sunny and full of possibilities, whether you want summer barbecues, a veg patch or a kickabout with the kids. Then step inside. The front reception room has a lovely bay window that fills the space with light. The kitchen is well fitted and extended, and the partition wall gives you a clear option to go open plan.



Upstairs, two double bedrooms give everyone room to breathe. The third bedroom is flexible. It fits a single bed but can also be used as a dressing room, a home office or a nursery. It's your call.

Parking is easy too, with a driveway for two cars and a garage. Use it for storage, a workshop or that work-from-home space.

Want to see it for yourself? Get in touch with AP Morgan today and we'll arrange a viewing.

Details:

Entrance Hall

Lounge 4.08 x 3.27

Reception Room 4.07 x 3.10

Kitchen/Diner 4.07 x 3.28

Garage 4.07 x 2.41

First Floor Landing

Bedroom One 4.07 x 3.26

Bedroom Two 2.29 x 4.48

Bedroom Three 2.43 x 2.32

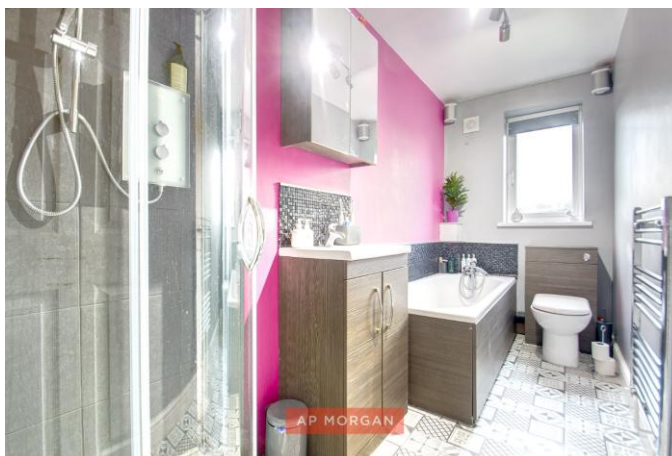
Bathroom 1.68 x 3.51

EPC Rating: C

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.



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.wisermortgageadvice.co.uk

Property to sell?

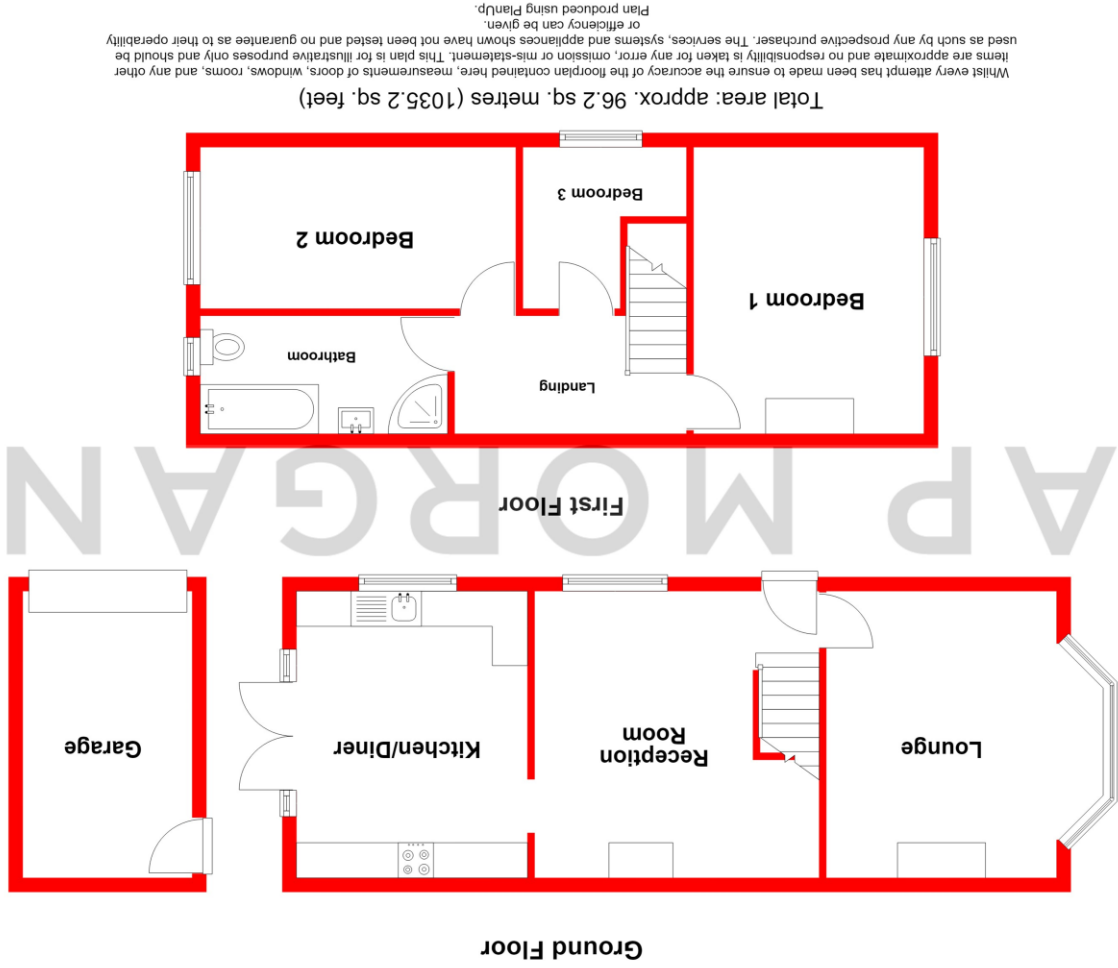
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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