AP MORGAN



The Ridgeway, Astwood Bank, Redditch

Offers in excess of £500,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Detached family home in sought-after Astwood Bank
- Four spacious double bedrooms
- Brand new carpets and fresh white walls throughout
- Spacious lounge and separate dining room
- Large kitchen diner with French doors to the garden
- Upstairs bathroom, plus downstairs shower room and WC
- Spacious garden with patio and lawn
- Large driveway for multiple cars

Description:

Four double bedrooms. Three ground floor reception and living spaces. A blank canvas, ready and waiting.

Korner Cottage is a detached family home on The Ridgeway, in the sought-after village of Astwood Bank. Inside, you get four generous double bedrooms, a lounge, a separate dining room and a big kitchen diner that opens onto the garden. Outside, there's a patio, a lawn and a driveway that swallows multiple cars. It comes with no onward chain, so you can move at your own pace.

Our agents say...

Let's start with the best bit. This house is a blank canvas, and a good one.

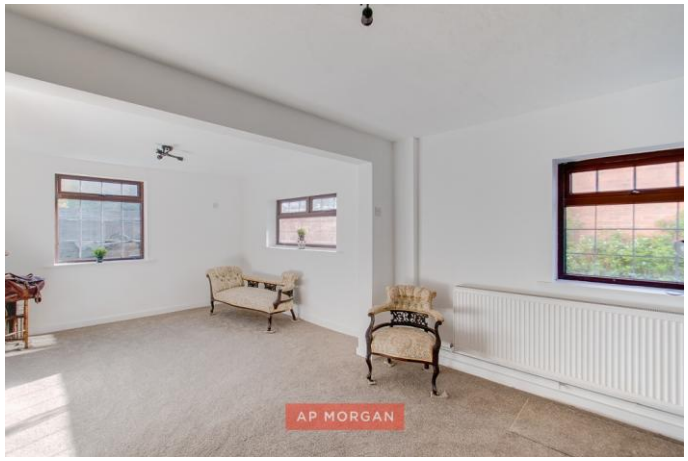
The new carpets are down. Every wall is fresh white. Nothing needs doing before you move in. But everything is open to your own taste, whether that's a bold feature wall, a gallery hallway or a full colour makeover. You decide.

And the space! The lounge is big enough for the whole family on a film night. The dining room is a proper dining room, ready for Sunday roasts and birthday tea. Then there's the kitchen diner, which will quickly become the heart of the house. French doors open straight onto the garden, so summer evenings simply spill outside. Think barbecues on the patio, a kickabout on the lawn and a morning coffee in the sun.

The bedrooms are all doubles, so nobody draws the short straw. Mornings run smoothly too, with an upstairs bathroom with a corner bath and separate shower cubicle, a downstairs shower room and a downstairs WC. That's the school run sorted. The utility off the kitchen takes care of muddy boots and the washing pile.













Parking is easy. The large driveway handles the family cars, visiting friends and the Christmas rush without anyone blocking anyone in.

Astwood Bank has everything you need close by. Redditch Town Centre sits about ten minutes away by car, and the road links are close at hand for commuting or weekends away.

Family space, a great location and no chain. Homes like this don't hang around. Get in touch with AP Morgan today and book your viewing.

Details:
Entrance Hall

Lounge *3.69 x 6.28* Max

Dining Room *3.69 x 3.45*

Kitchen/Diner *6.07 x 4.70*

Wet Room *1.46 x 2.11*

Utility/WC *1.59 x 2.11*

First Floor Landing

Bedroom One *3.02 x 4.80* Max

Bedroom Two *3.84 x 3.35*

Bedroom Three *3.83 x 3.48*

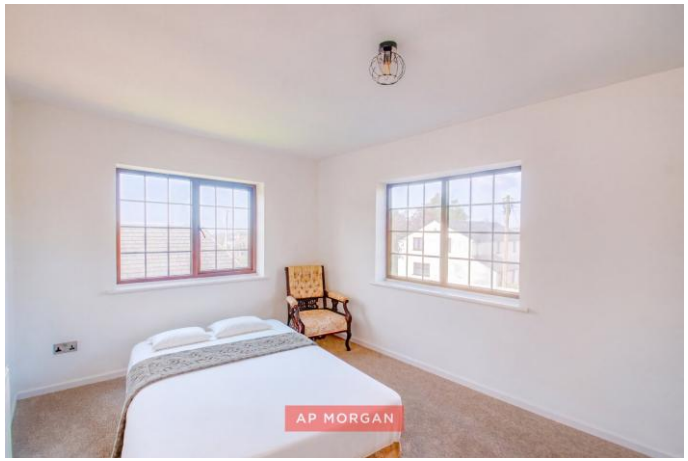
Bedroom Four *2.97 x 4.24* Max

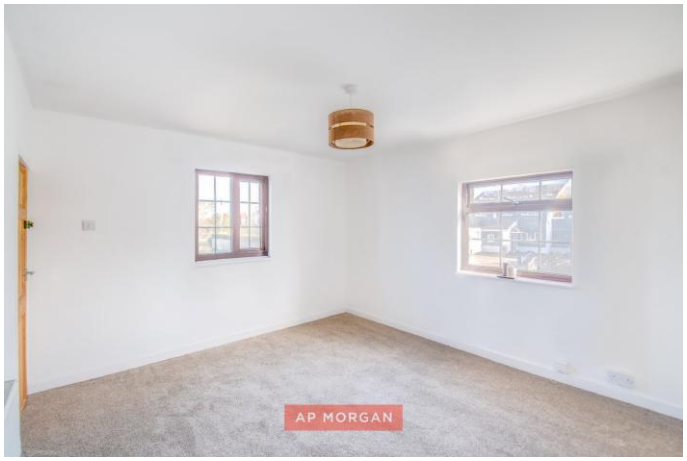
Bathroom *3.89 x 2.79* Max

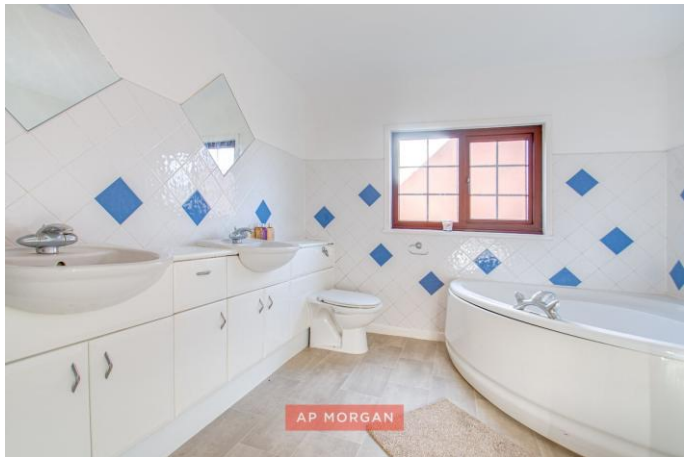
EPC Rating: C
Council Tax Band: (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

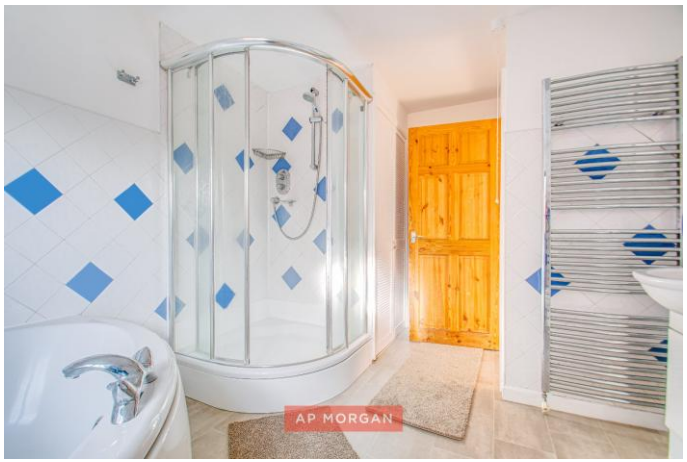
For more information or to arrange a viewing, please call us on 01527 406 956.













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?

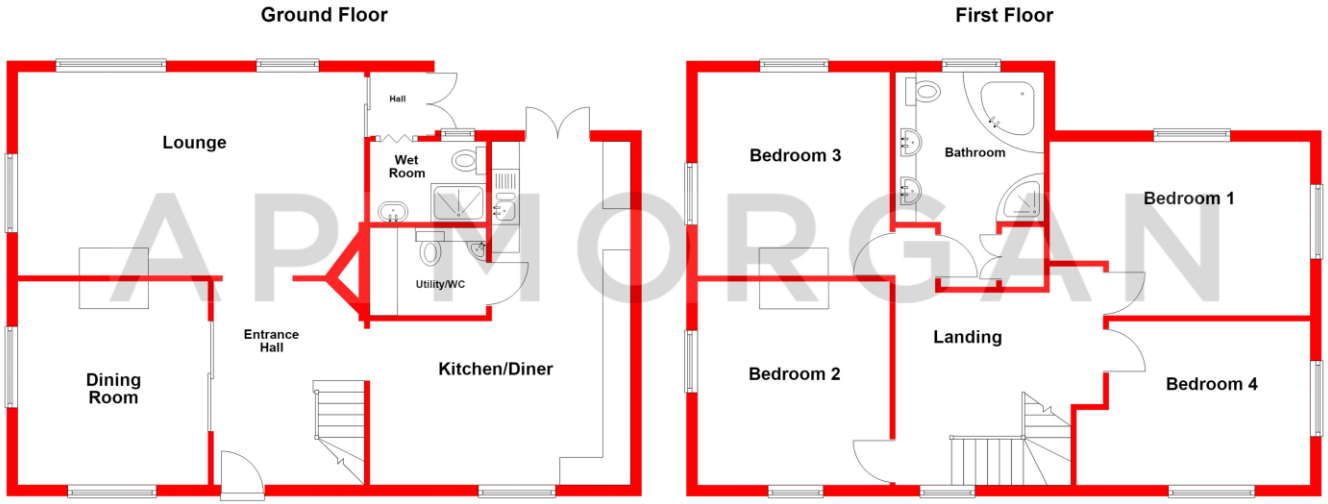
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 155.1 sq. metres (1669.0 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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