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For Sale
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Ferney Hill Avenue, Redditch
Offers in Excess of £220,000

Features:

- Four bedroom semi-detached house
- No onward chain
- Excellent Lounge/diner
- Study and storage facilities
- Kitchen
- Bathroom
- Driveway and gardens
- EPC - D

Description:

Offered with no onward chain, this deceptively spacious four-bedroom semi-detached home sits to the end of a leafy cul-de-sac, with secluded rear garden and good access to the town centre.

The internal layout briefly comprises: Entrance hallway, having under stairs storage. The 21ft wide lounge/diner overlooks the rear garden, has a fire surround to hearth, stripped wood floor and sliding patio doors leading out to the garden. A door to the rear of the lounge reveals a most useful study with window to front. The kitchen has matching wall and base units, a double drainer sink unit, space for the cooker of your choice, and further storage.

The first floor has doors to three double bedrooms, plus a good proportioned single bedroom. The three-piece bathroom has a shower over the bath, and a large storage cupboard completes the upper floor.

Outside the rear garden is terraced with established planting to the borders and some artificial lawn. To the front there is a garden and a driveway leading to double doors into a storage room to the lower ground.

The area is easily accessible for the town centre, giving access to both the bus and railway stations for ease of commuting to Birmingham. Primary schooling is a short distance away with the main high school within the town centre.



Details:

Entrance Hallway

Kitchen

12' 5" x 7' 0" (3.78m x 2.13m)

Lounge/Diner

21' 8" x 15' 0" (6.60m x 4.57m)

Study

8' 5" x 7' 7" (2.56m x 2.31m)

Stairs rise to first floor landing

Bedroom 1

11' 0" x 10' 11" (3.35m x 3.32m)

Bedroom 2

11' 3" max d x 10' 3" (3.43m x 3.12m)

Bedroom 3

10' 3" x 9' 8" (3.12m x 2.94m)

Bedroom 4

12' 4" x 7' 9" (3.76m x 2.36m)

Bathroom

6' 10" x 6' 9" (2.08m x 2.06m)

Storage to lower ground at front

7' 9" x 6' 9" (2.36m x 2.06m)

EPC Rating: D

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 406956.



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Need a mortgage?

We recommend Morgan Financial Solutions. 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 01384 319 400, or visit their website for more information: www.morgans.co.uk

Property to sell?

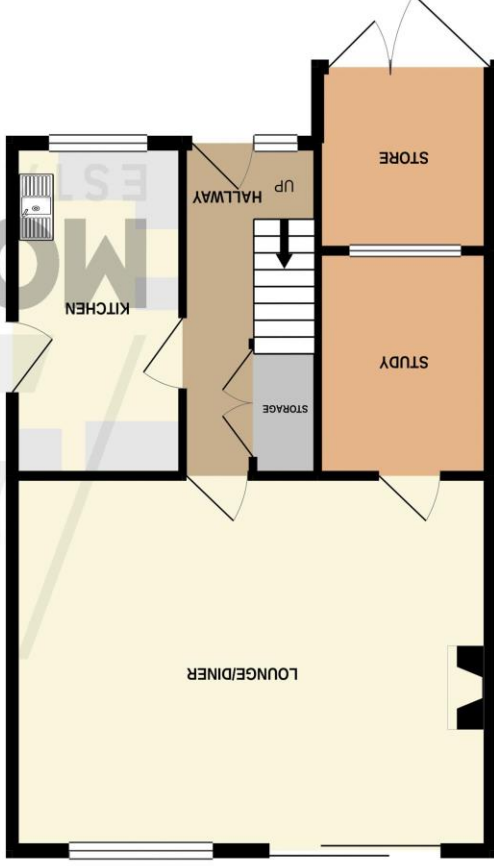
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

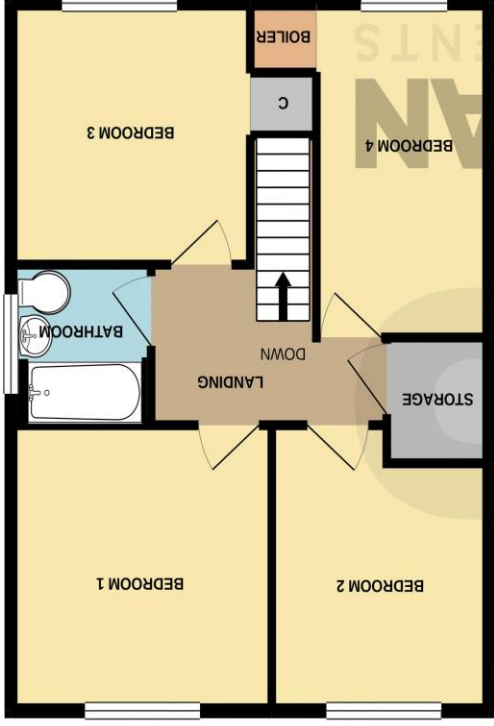
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corns and other items are approximate and no responsibility is taken for any 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.
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