



**Ferney Hill Avenue, Redditch**  
Offers in Excess of £215,000



**Features:**

- End-terraced family home
- Three bedrooms
- Family bathroom
- Fitted kitchen and separate dining room
- Spacious lounge
- Low maintenance rear garden
- Private driveway and integral garage
- EPC - D

**Description:**

A three-bedroom end-terraced family home in Batchley, Redditch. The ground floor entrance porch opens into the hallway with stair access to the first floor, utility room with sink and space for appliances, ground floor WC and access to the integral garage. The first floor landing establishes: fitted kitchen with sink, space for freestanding appliances and access to the rear garden, separate dining room (currently used as a fourth bedroom) with doors opening onto the rear garden, spacious lounge and store room. The second floor comprises: double bedroom one with view of the rear garden, double bedroom two with views, dressing room, well sized bedroom three and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a low maintenance garden with initial patio area perfect for garden furniture then mainly laid to lawn. To the front of the property is a block paved private driveway with ample off-road parking and access to the integral garage. Well placed in Batchley, the property is within a ten-minute walk to Redditch Town Centre boasting an assortment of amenities such as shops, pubs and restaurants, as well as easy access to local bus routes and the train station. It is also within walking distance to well-regarded local schools and Pitcher Oak Wood. The property is also conveniently placed to access national motorway links (M5 and M42).





**Details:**

**Entrance Porch**

**Utility Room**

**Ground Floor WC**

**Garage**

**First Floor Landing**

**Kitchen**

12' 8" x 7' 3" (3.86m x 2.21m)

**Lounge**

17' 0" x 12' 2" (5.18m x 3.71m)

**Dining Room**

13' 5" x 11' 3" (4.09m x 3.43m)

**Store Room**

**Second Floor Landing**

**Bedroom One**

13' 8" x 11' 3" (4.16m x 3.43m)

**Bedroom Two**

8' 5" x 12' 3" (2.56m x 3.73m)

**Bedroom Three**

7' 9" x 6' 5" (2.36m x 1.95m)

**Family Bathroom**

8' 0" x 7' 3" (2.44m x 2.21m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



How can we help you?

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 01527 406956, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

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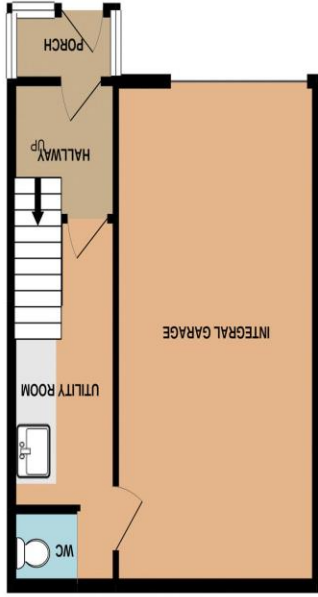
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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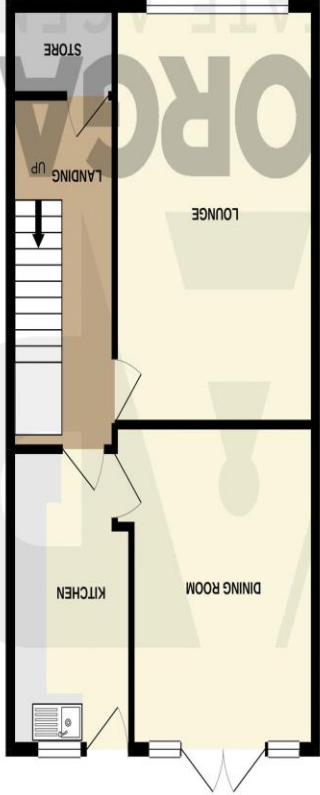
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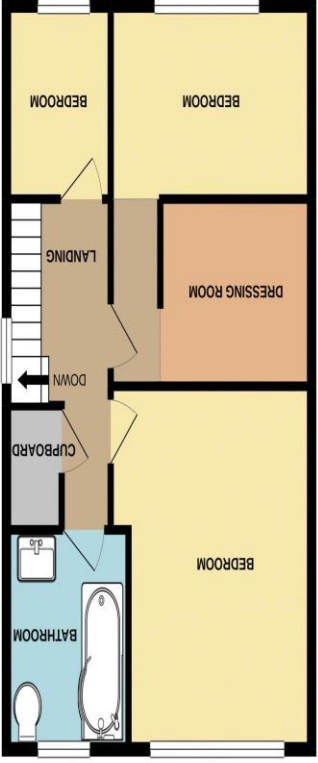
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GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

TOTAL FLOOR AREA : 1292sq.ft. (120.0 sq.m.) approx.  
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