



AP MORGAN

**Fownhope Close, Redditch**  
Offers in Excess of £80,000



**Features:**

- First floor flat
- One bedroom
- Living room
- Fitted kitchen
- Modern bathroom
- Communal parking
- Gas heating, views over green
- Epc rating C. No upward chain

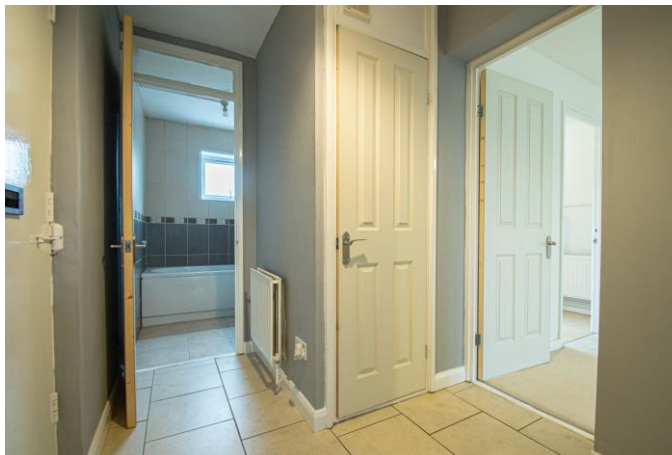
**Description:**

A well presented, one bedroom first floor flat, close to schooling and overlooking an open green space across the rear.

You access the block via a secured communal entrance, where stairs rise to the main landing. The front door opens to reveal a spacious hallway, having two separate storage cupboards and access to following rooms. A pleasant double bedroom, painted out with grey walls, having carpet to floor and window looking out at the rear. Modern bathroom, displaying a white suite, with appealing wall tiling and window to front. Living room, painted out neutrally, having similar carpeting and benefitting from a picture window and door opening inwards to a railing, taking in the pleasant views. A door from the rear of the lounge leads to the fitted kitchen, having units, inset sink, slot in oven, useful pantry cupboard, plumbing for a washing machine and wall mounted combination boiler.

Other items of note: Communal parking is offered to front on a first come first served basis, there is double glazing to windows and the addition of the whole block having been upgraded with exterior wall clad insulation.

Locally the property sits close to Roman Way Primary School, a small shopping centre for convenience shopping is situated some yards from the building, a main chain supermarket is a short drive away along with two petrol stations. Arrow Vale Park and Lake are reachable which is popular for walks, boating and its café. There are excellent road transport links into Redditch and out to the M42 motorway.





**Details:**

**Entrance Hallway with storage cupboards**

**Living Room**

15' 7" x 8' 11" (4.75m x 2.72m)

**Fitted Kitchen**

10' 0" x 8' 11" both max (3.05m x 2.72m)

**Bedroom**

11' 8" x 9' 9" (3.55m x 2.97m)

**Bathroom**

6' 0" x 5' 10" (1.83m x 1.78m)



**EPC Rating:** C

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

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

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



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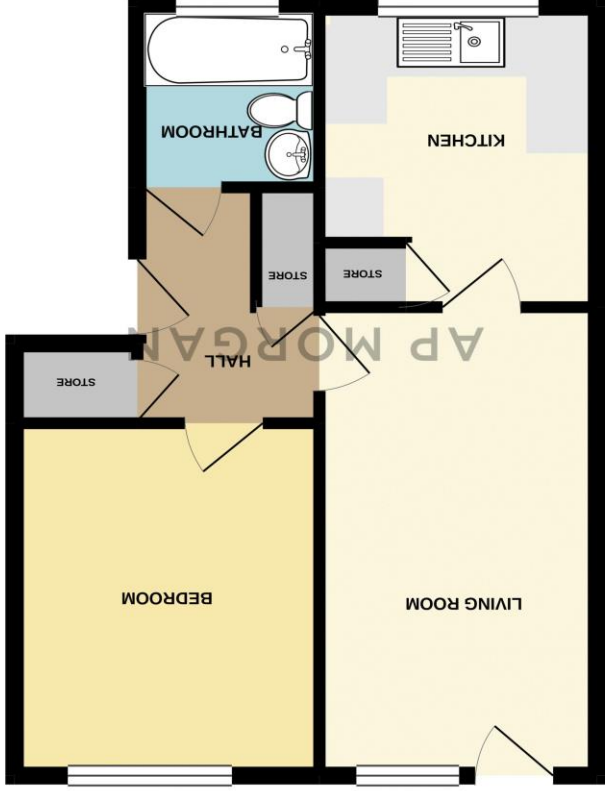
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GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



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