

**AP MORGAN**



**Ivyleaf Close, Redditch**  
Offers in Excess of £225,000



**Features:**

- End-terrace home
- Two double bedrooms
- Family bathroom
- Fitted kitchen with integrated appliances
- Living/dining room with French doors to the rear
- Well maintained rear garden
- Allocated off-road parking
- EPC - B

**Description:**

An immaculately presented two-bedroom, end terraced home, placed in a highly sought-after residential area on a modern development in Wirehill, Redditch. The ground floor accommodation comprises: Entrance hall with stairs to the first floor landing, WC/cloakroom, fitted kitchen with integrated appliances (fridge, freezer, dishwasher, washer/dryer, electric hob and oven), and the spacious living room/diner with a handy storage cupboard, and French Doors leading out onto the rear garden patio. The first-floor landing establishes: Bedroom one with space for wardrobes, double bedroom two with a handy storage cupboard, and the family bathroom, providing a bath with overhead shower, sink and WC. To the rear is a sizable garden with an initial patio area then laid to a well-maintained lawn. To the front of the property is allocated off-road parking space, along with side gate access to the rear garden. Ideally situated in Wirehill, the property benefits from being nearby to the Alexandra Hospital for medical facilities, local shops, and schooling. Redditch Town Centre is a short ride away boasting an assortment of leisure facilities and amenities such as shops, restaurants, and cinema, as well as the local bus and train stations. Motorway networks (M42 and M5) are easily accessible.



## Details:

### Entrance Hall

### Kitchen

10' 0" x 5' 7" (3.05m x 1.70m)

### Living Room/Diner

13' 1" x 12' 8" (3.98m x 3.86m)

### Guest WC/Cloakroom

5' 0" x 2' 7" (1.52m x 0.79m)

### Bedroom One

8' 2" x 12' 8" (2.49m x 3.86m)

### Bedroom Two

8' 5" x 12' 8" (2.56m x 3.86m)

### Family Bathroom

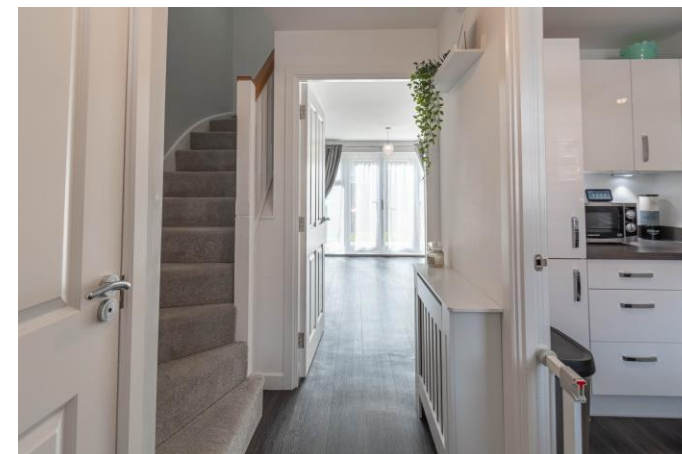
6' 1" x 5' 8" (1.85m x 1.73m)

**EPC Rating:** B

**Council Tax Band:** (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.morgants.co.uk](http://www.morgants.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.

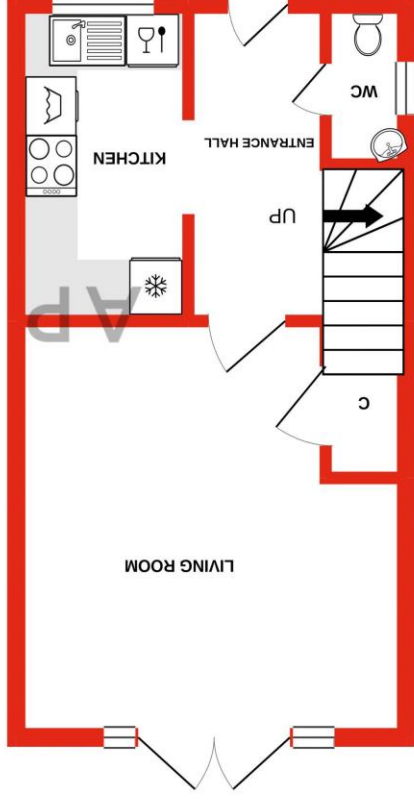
### Need a solicitor?

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.

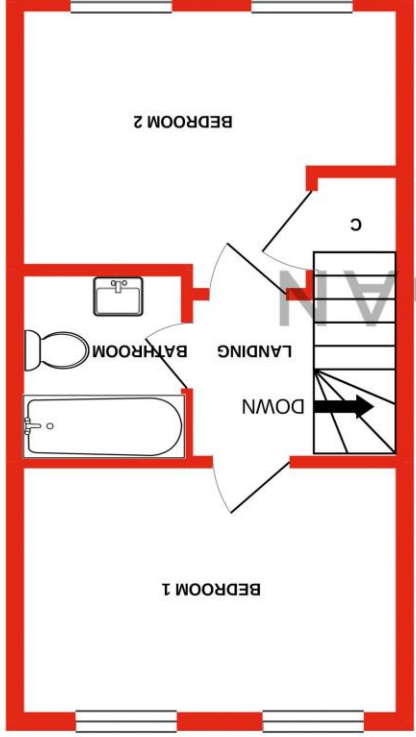
### Need a removal company and storage?

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, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.

GROUND FLOOR  
(27.1 sq.m.) approx.



1ST FLOOR  
(26.6 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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.  
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