12A IPSLEY MANOR, REDDITCH, B98 0TJ
OFFERS OVER £200,000

AN IMPRESSIVE EXECUTIVE STYLE FIRST FLOOR APARTMENT IN THIS EXCEPTIONAL DEVELOPMENT ON OFFER WITH NO ONWARD CHAIN!!
An incredibly spacious & neatly presented two bedroom apartment in the highly sought after development, Ipsley Manor. In brief the accommodation offers: secure communal entrance with intercom system & lift. This property is on the first floor overlooking the stunning gardens/grounds. Inside the apartment the layout is: large L-shaped hallway with doors leading to a generous living room/diner oak sliding 'Pocket' style doors to highly modern fitted kitchen to include fridge/freezer, oven and hob and dishwasher, PLUS a separate utility room. Bathroom with shower over bath, two double bedrooms with one having built in wardrobes and the master having built in wardrobes and drawers and an en-suite shower room. It further benefits from 2 parking spaces.

Tenure- Leasehold - 138 years remaining, Ground Rent £150 PA, Service Charge £2,463 (all subject to solicitor confirmation).
EPC - B.
Council Tax Band - C.
Tenure - Leasehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order. cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

Approach
The property offers x2 allocated parking spaces. The main reception to Ipsley Manor can be accessed via an intercom system. There is a lift, plus stairs leading to the property on the first floor. Main entrance door into;

Entrance Hall
Has intercom telephone, door to storage cupboard and doors lead off to;

Living Room/Diner
20'4" max x 16'11" max (6.20m max x 5.17m max)
(The dining area section narrows to 3.45m). Impressive pocket style doors open into;

Kitchen
14'5" max x 5'2" max (4.40m max x 1.60m max)
Offers integrated appliances to include oven, hob, extractor and integrated fridge freezer.

Utility
6'6" max x 5'4" max (2.00m max x 1.63m max)
With plumbing and recess for washing machine.

Bedroom One
14'8" max x 12'5" max (4.49m max x 3.80m max)
(Narrows to 2.89m) With fitted wardrobes and side drawer unit, door leads into;

En-suite
6'10" max x 4'2" max (2.09m max x 1.29m max)

Bedroom Two
11'0" max x 10'5" max (3.36m max x 3.19m max)
With fitted wardrobes.

Bathroom
6'9" max x 6'6" max (2.07m max x 2.00m max)

Outside
The agent feels that the setting & grounds for this development help to make it feel very established and very impressive. There are generous shared gardens offering lawned sections, shrubs and plants, bike & refuse storage. The majority of properties have there own aloocated parking spaces of either 1 or 2 spaces, plus there is vistators parking facility too.

vizors
estate agents

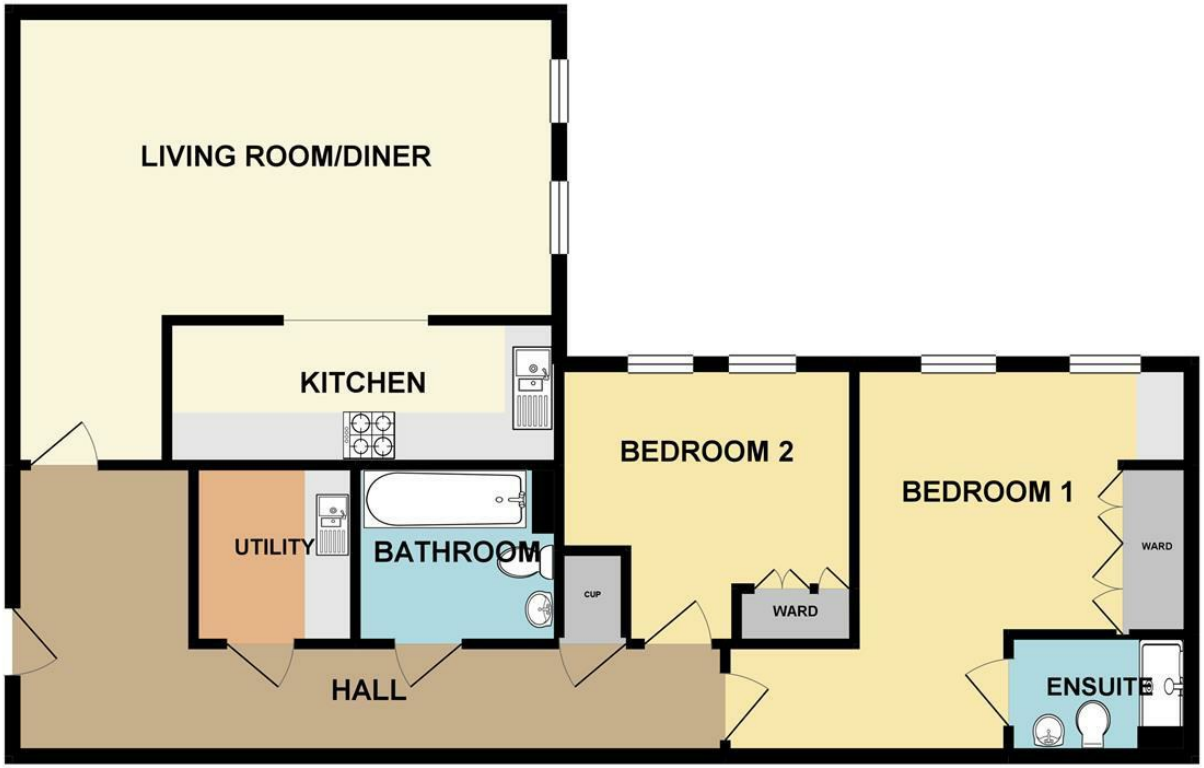
vizors
estate agents

vizors

vizors
estate agents

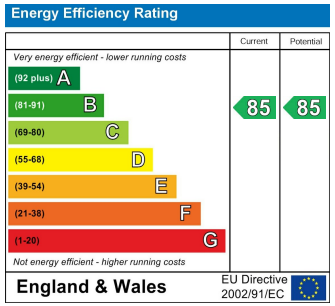
vizors
estate agents

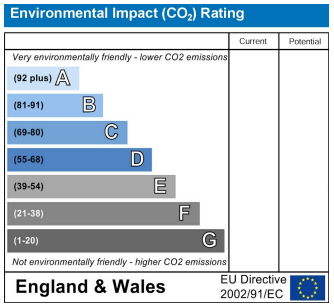
GROUND FLOOR 84.41 sq. m.
(908.63 sq. ft.)



TOTAL FLOOR AREA : 84.41 sq. m. (908.63 sq. ft.) 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.
Made with Metropix ©2025





Vizor Estate Agents Ltd
Company No. 7848499

Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533 www.vizorestates.com