

AP MORGAN



Gaydon Close, Lodge Park, Redditch
Offers in the region of £280,000

Features:

- A well-presented semi-detached family home
- Three well-proportioned bedrooms
- Modern fitted kitchen/diner
- Spacious lounge and conservatory
- Multi-purpose reception room and walk-in storage
- Family bathroom
- Well-maintained landscaped garden
- Garage and driveway

Description:

A well-presented semi-detached family home, offering three bedrooms, generous living areas and off-road parking. This property is well situated in Lodge Park, Redditch.

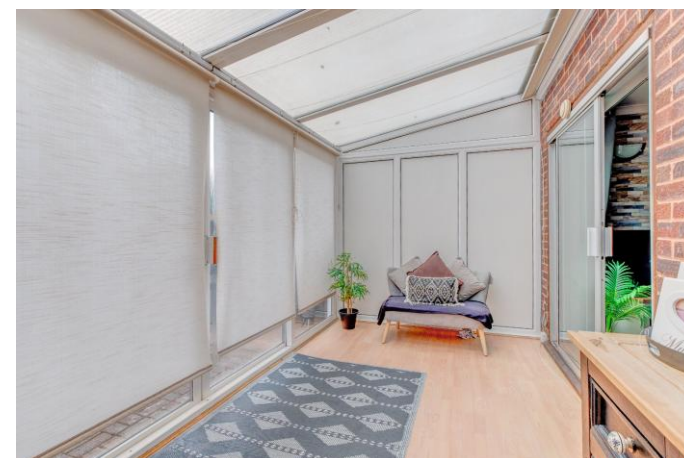
To the front of the property is a sizeable driveway, providing parking for multiple vehicles and access to the garage.

The ground floor accommodation briefly comprises a welcoming porch, with a handy storage cupboard, hall with stairs rising to the first-floor landing, the modern fitted kitchen/diner with integrated gas hob, oven and space for freestanding appliances, the spacious lounge, with a feature fireplace and sliding door access to the conservatory. The ground floor is complete with a multi-purpose reception room, and walk-in storage cupboard.

The first-floor landing establishes two double bedrooms, with integrated wardrobes, a further generous single bedroom and the family bathroom, providing a bath, WC, washbasin and airing cupboard.

To the rear of the property is a well-maintained landscaped garden, with an initial patio, lawn, mature shrubbery and storage shed.

Situated in Lodge Park, this property is roughly 1.2 miles from the Redditch town centre, this position offers access to an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Porch

Hall

Kitchen/Diner 15'11" x 9'2" (4.85m x 2.8m)

Lounge 15'7" x 9'10" (4.75m x 3m)

Conservatory 14'2" x 7'7" (4.32m x 2.3m)

Reception Room 13' x 9'6" (3.96m x 2.9m)

Landing

Bedroom 1 12' x 9'4" (3.66m x 2.84m)

Bedroom 2 11'3" x 9'1" (3.43m x 2.77m)

Bedroom 3 8'8" x 6'9" (2.64m x 2.06m)

Bathroom 8'5" x 6'2" (2.57m x 1.88m)

Garage 22'3" x 8'2" (6.78m x 2.5m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. 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 406 956, or visit their website for more information: www.wissermortgageadvice.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.

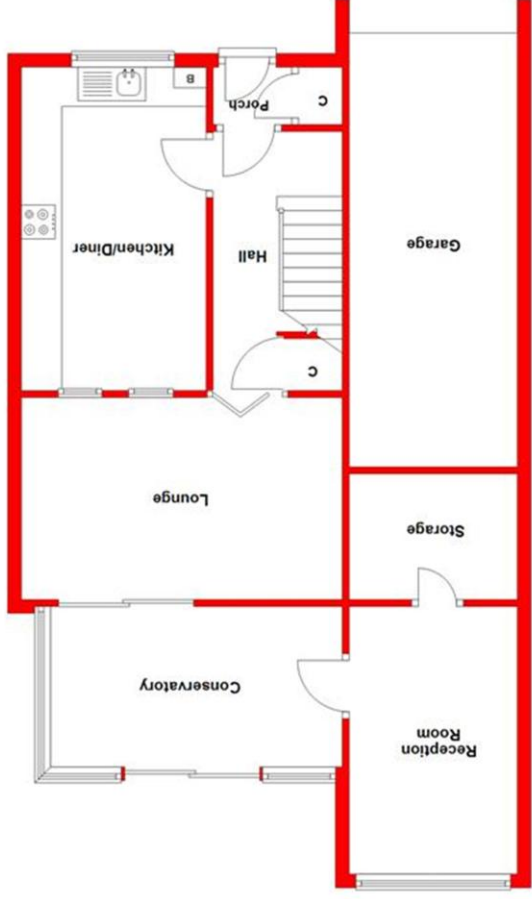
Need a solicitor?

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.

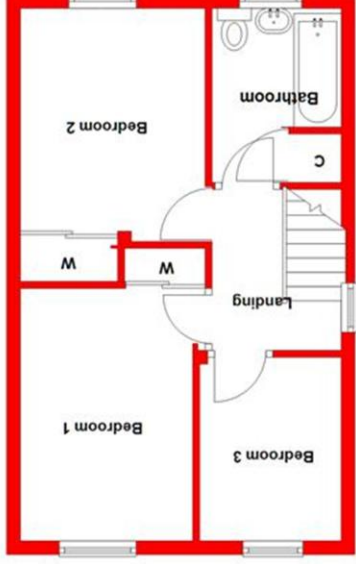
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 80.5 sq. metres (866.9 sq. feet)



Total area: approx. 118.0 sq. metres (1269.8 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.8 sq. feet)

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