

AP MORGAN



Park Court, Redditch, Worcestershire
Offers in excess of £299,995

Features:

- Deceptively spacious family home
- Link-detached home
- Three well-proportioned bedrooms
- Open-plan kitchen/diner
- Sizeable lounge
- Third reception room and store
- Tiered rear garden
- EPC Rating: TBC

Description:

A deceptively spacious link-detached family home, offering three good-sized bedrooms and a generous, flexible ground floor living space. This property is positioned in the popular residential area of Lodge Park, Redditch.

To the front of the property is a well-maintained lawn with planted borders, along with a shared driveway providing off-road parking.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first-floor landing, extended open-plan fitted kitchen/dining room with integrated double oven, gas hob and sink, spacious I-shaped lounge with a feature fireplace and dual aspect windows, guest WC/cloakroom, and the converted garage giving an additional reception room/study and good-sized storeroom.

The first-floor landing establishes: Double bedrooms one and two with views to the rear garden, good-sized bedroom three with space for wardrobes and dual aspect windows, and the modern shower room, benefitting from a walk-in shower, wash basin and WC.

Outside to the rear is an initial covered patio area with steps up to a low maintenance lawn and benefitting from a brick-built storage shed.

Well situated in Lodge Park, the property is ideal for local amenities and schools (Oak Hill First School, St Bede's Catholic Middle School and Woodfield Academy). Redditch Town Centre is 2.2 mile away boasting an assortment of such as shops and restaurants. It is also conveniently placed to access local bus routes, train station and main motorway networks (M5 & M42).



Details:

Entrance Porch and Hallway

Kitchen 8'7" x 13'1" (2.62m x 4m)

Dining Area 9'3" x 11'6" (2.82m x 3.5m)

Lounge 18' x 14' (5.49m x 4.27m)

WC 8'1" x 2'9" (2.46m x 0.84m)

Study 15'9" x 7' (4.8m x 2.13m)

Store 10' x 7' (3.05m x 2.13m)

Bedroom One 10' x 14'10" (3.05m x 4.52m)

Bedroom Two 11'1" x 12'3" (3.38m x 3.73m)

Bedroom Three 7'5" x 9'8" (2.26m x 2.95m)

Bathroom 7'3" x 5'6" (2.2m x 1.68m)



EPC Rating: To be confirmed

Council Tax Band: D (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.

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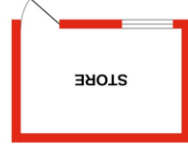
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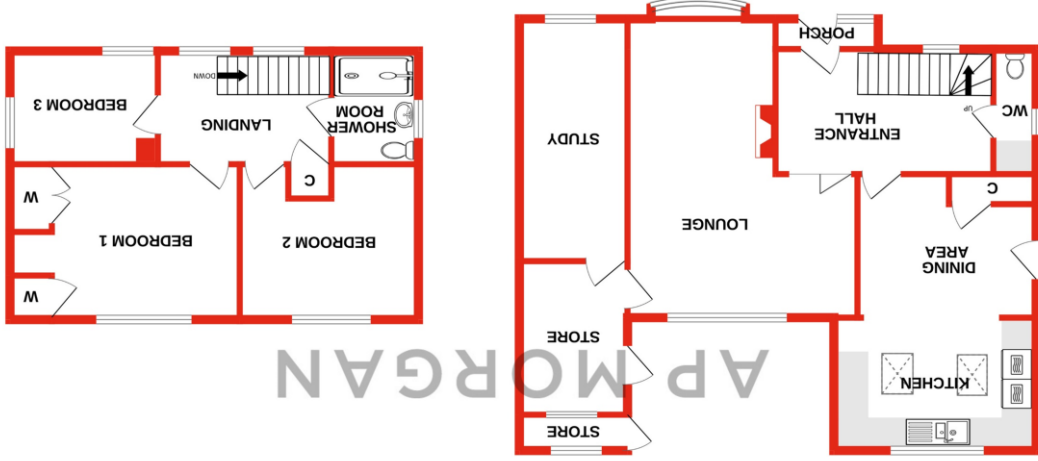
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GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.
While 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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