

**AP MORGAN**



**Throckmorton Road, Greenlands, Redditch**  
Offers in excess of £250,000

### Features:

- Attractive, three-bedroom terraced house
- Extended and refurbished
- Spacious lounge
- Kitchen open plan to sitting room
- Modern shower room
- Two double bedrooms
- Versatile and spacious garden
- EPC is being revised to include changes made

### Description:

A well-presented and extended three-bedroom terraced family home in Greenlands.

The front of this property offers a block-paved driveway with space for parking multiple cars, and mid-high fenced boundaries.

The ground floor of the property comprises: a welcoming porch, entrance hall, a generous lounge space, the extended fitted kitchen/breakfast room of the house is of a sleek modern design and offers a gas hob, integral double oven, a centre island/breakfast bar with a sink, as well as plumbing and space for freestanding amenities. Open plan to the kitchen is a spacious sitting room with glazed sliding door access to the rear, the kitchen also provides access to an extended under-stair storage space. The first-floor landing establishes: bedroom one is a spacious double with a view over the garden and an integrated wardrobe, bedroom two is a further double that also benefits from an integral wardrobe and bedroom three is a large and comfortable size, offering further integral storage. The modern shower room of the house provides a walk-in shower, sink and WC.

To the rear of the property is a versatile, stepped to multiple levels garden space. Laid to an initial patio with a shelter overhead, this space features low bordering walls that present planting spaces laid to a fine shingle. This space then steps up to a decked path that leads up the garden, to the middle. This first stepped level offers synthetic grass to one side, and a stone shingle to the other, as well as a decked seating area. The next step up leads to a further decked seating area with a slate clipping-laid path and further synthetic lawn space. Finally, the garden steps up again to a further space with a slate chipping laid path, and a levelled area at the very back where a shed is currently placed. Viewing recommended.

Situated in Greenlands, this position is in very close proximity to amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M5 and M42 motorways.



**Details:**

**Porch**

**Hall**

**Lounge** 12'6" x 12'7" (3.8m x 3.84m) Both max

**Kitchen/Breakfast room** 13'6" (4.11) x 16' (4.88) (22'1" (6.73) into sitting room) Both max

**Sitting Room** 11'1" x 12'1" (3.38m x 3.68m) Both max

**Landing**

**Bedroom one** 11' x 13'7" (3.35m x 4.14m) Both max

**Bedroom two** 12'9" x 13'8" (3.89m x 4.17m) Both max

**Bedroom three** 7'7" x 10'4" (2.3m x 3.15m) Both max

**Shower Room** 5'10" x 8'1" (1.78m x 2.46m) Both max



**EPC Rating:** To be confirmed

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

**Tenure:** Freehold (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

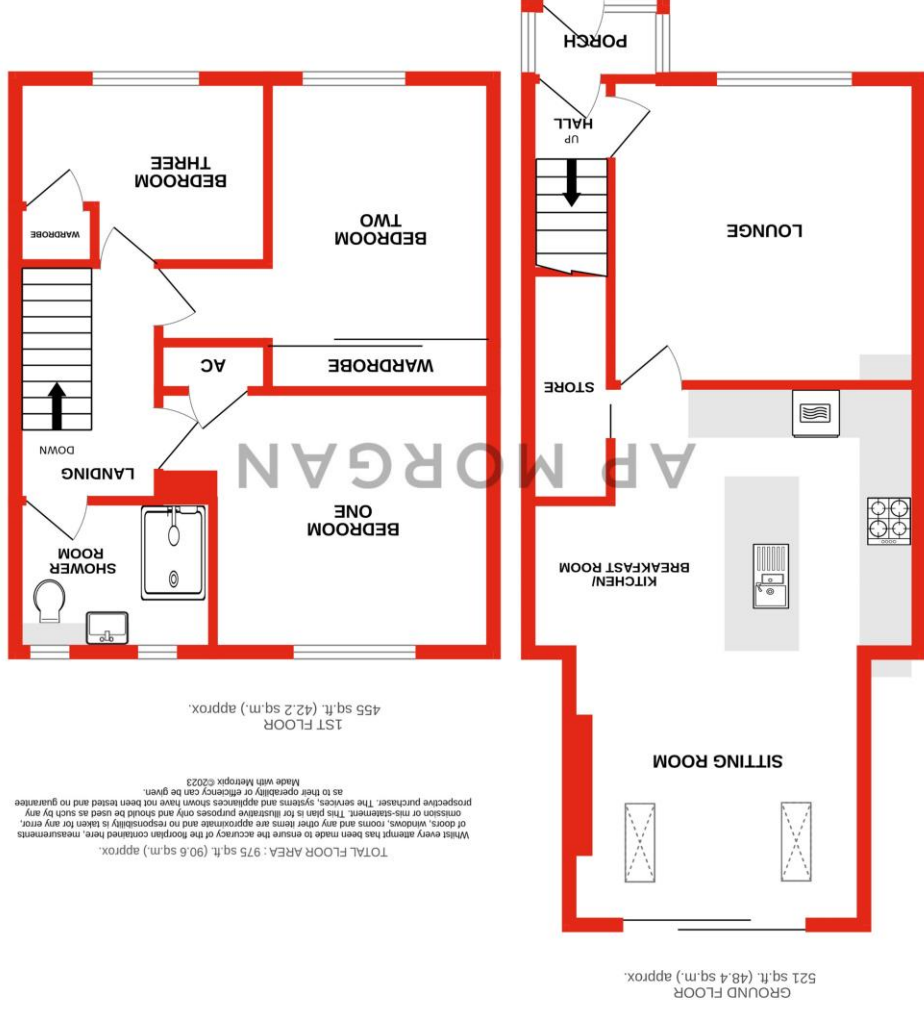
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### Need a solicitor?

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?

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