

**AP MORGAN**



**Birmingham Road, Redditch,**  
Offers in excess of £280,000

**Features:**

- Semi-detached family home
- Large fitted kitchen, with breakfast bar
- Lounge/Dining area with electric fireplace
- Three double bedrooms
- Storage space on both floors
- Landscaped garden with custom Summer House
- Driveway with copious off-road parking space and detached garage
- EPC Rating: D

**Description:**

A three-bedroom semi-detached property, positioned on a sizable plot in Enfield, with a well-featured garden and flexible living space.

To the front of the property is generous driveway providing ample off-road parking space, along with side gate access through to the rear garden.

The ground floor accommodation comprises: entrance hallway with handy understairs storage cupboard, spacious contemporary kitchen/breakfast room with ample space for freestanding appliances, integrated counter-top lighting, and a fitted breakfast bar with French Doors opening to the rear garden. The lounge/diner features an electric fireplace, large window to the front and French Doors leading to the rear.

The first-floor landing establishes: Bedroom one with freestanding wardrobes and a view to the rear garden, double bedrooms two and three with space for wardrobes, the family bathroom providing a p-shaped bath with overhead shower, sink and WC, and the airing cupboard, homing the properties boiler and providing additional storage space.

Outside to the rear is a vast garden initially laid to paved patio perfect for alfresco dining, then laid to a well-maintained lawn with fenced borders and a further seating area. The rear garden is complete with a well-crafted summer house and detached garage.



Located in Enfield, this property is ideal for Town Centre amenities that include shops, restaurants, bars and cinema, along with the local bus and railway stations providing good commuter routes. Motorway networks M5 and M42 are easily accessible.

**Details:**

**Entrance Hallway**

**Lounge/Diner** 16'11" x 13'5" (5.16m x 4.1m)

**Kitchen/Breakfast Room** 19'6" x 10'7" (5.94m x 3.23m)

**Bedroom One** 9'6" x 14'7" (2.9m x 4.45m)

**Bedroom Two** 9'7" x 9'5" (2.92m x 2.87m)

**Bedroom Three** 7'1" x 11'5" (2.16m x 3.48m)

**Bathroom** 7'5" x 5' (2.26m x 1.52m)

**Summer House** 18'11" x 13'1" (5.77m x 4m)

**Garage** 16' x 8'4" (4.88m x 2.54m)



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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?

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?

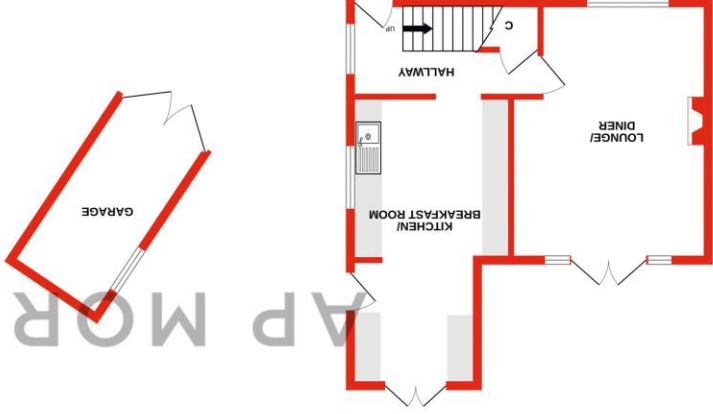
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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

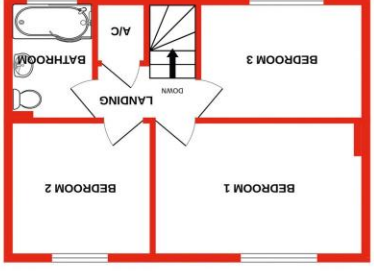


GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions 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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1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

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