

AP MORGAN



Throckmorton Road, Redditch
Asking Price £235,000

Features:

- Spacious Mid-terraced house
- Four good sized bedrooms
- Two sitting rooms
- Good sized kitchen
- Family bathroom
- Large rear garden
- Driveway and gravel front garden
- EPC- D

Description:

A fantastic opportunity has arisen to purchase a deceivingly spacious, four-bedroom mid-terraced house situated in the popular and sought after area of Greenlands, Redditch.

Approaching the property there is a single car driveway with a low maintenance gravel front garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway, spacious lounge, family dining room, good sized kitchen with space for freestanding appliances, first floor landing, four good sized bedrooms with the fourth bedroom having a shower cubicle and finally a family bathroom with bath and shower mixer.

The large rear garden has been well maintained comprising of a lawn and a lovely patio area perfect for outdoor furnishings. There is also a brick built shed and large fencing along each border for added privacy and security.

Well placed in Greenlands, the property benefits from being nearby to well-regarded local schools, local shops, and bus routes. Redditch Town Centre is a short ride away boasting an assortment of amenities, as well as bus and train stations. There is also easy access to national motorway networks (M5 and M42).



Details:

Living Room 15'4" x 10'6" (4.67m x 3.2m)

Dining Room 9'8" x 11'6" (2.95m x 3.5m)

Kitchen 9'9" x 9'7" (2.97m x 2.92m)

Bedroom One 15'3" x 9'4" (4.65m x 2.84m)

Bedroom Two 11' x 11'6" (3.35m x 3.5m)

Bedroom Three 10'6" x 10'3" (3.2m x 3.12m)

Bedroom Four 10' x 7'1" (3.05m x 2.16m)

Bathroom 5'10" x 5' (1.78m x 1.52m)

Entrance Hall 10'6" x 6' (3.2m x 1.83m)

W.C 5'1" x 2'9" (1.55m x 0.84m)

EPC Rating: D

Council Tax Band: (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

Property to sell?

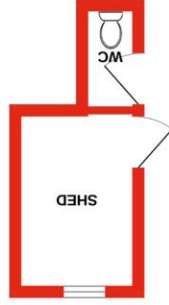
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

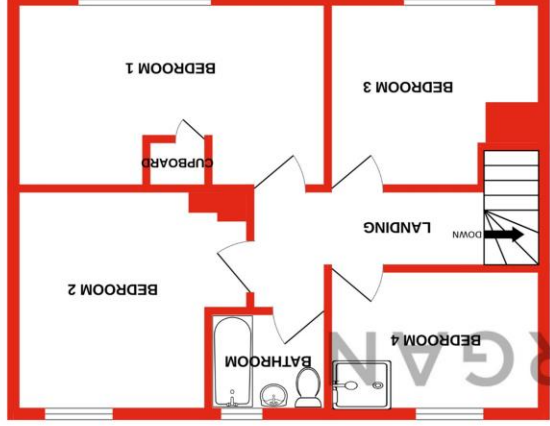
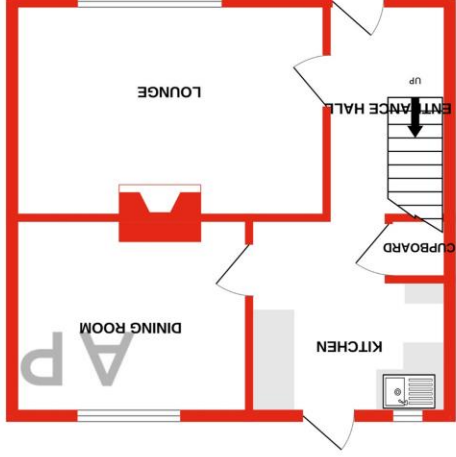
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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