

AP MORGAN



Mount Pleasant, Smallwood, Redditch
Offers in excess of £250,000

Features:

- Spacious lounge
- Dining Room
- Fitted kitchen
- Ground floor bathroom
- Four double bedrooms
- Lots of integral storage
- Spacious garden
- EPC-D

Description:

An expansive five-bedroom terraced family home in Smallwood, that offers great potential for further development.

To the front of the property is a brief area laid to patio, with a low bordering wall, and side gated access to the rear.

The ground floor of the property comprises: an entrance hallway with access to the basement, a spacious lounge, a dining room/potential bedroom, a fitted kitchen providing a sink, plumbing for washing amenities and space for free standing appliances. The bathroom of the house is on this floor and features a bath/shower, sink and WC.

The first-floor landing establishes: a landing that offers a cupboard, bedroom three, a wide double with a bay window, bedroom four is a further double that presents a view over the garden, and bedroom five is a cosy single. The WC on this floor also features a sink.

The second-floor landing presents: bedroom one, a generous double with an integral wardrobe, bedroom two is a further double that also features an integral wardrobe. This floor also offers two additional rooms, one towards the front of the house potentially usable as a small reception room, and a sloped room to the back of the house, ideal as storage.

The basement of the property offers a wealth of space with potential, it's divided into two good sized rooms.

To the rear of the property is a spacious garden laid to patio, stepped down to a levelled area. This space is currently under development and features fenced boundaries.

This position in Smallwood is in very close proximity to the town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.



Details:

Entrance Hall

Lounge 16'1" x 11' (4.9m x 3.35m) Both max

Dining Room 13'11" x 10'11" (4.24m x 3.33m) Both max

Kitchen 21'11" x 8'10" (6.68m x 2.7m) Both max

Bathroom 4'9" x 8'9" (1.45m x 2.67m) Both max

First Floor Landing

Bedroom three 15'7" x 14'4" (4.75m x 4.37m) Both max

Bedroom four 13'11" x 14'2" (4.24m x 4.32m) Both max

Bedroom five 10'1" x 9' (3.07m x 2.74m) Both max

WC 4'8" x 5'10" (1.42m x 1.78m) Both max

Bedroom one 12'5" x 14'3" (3.78m x 4.34m) Both max

Bedroom two 10'5" x 14'3" (3.18m x 4.34m) Both max

Storage 7'7" x 5'5" (2.3m x 1.65m) Both max

Reception Room 7'5" x 5'5" (2.26m x 1.65m) Both max

Cellar Hallway

Cellar 12'6" x 10'6" (3.8m x 3.2m) Both max

Cellar two 14' x 10'3" (4.27m x 3.12m) Both max

EPC Rating: D

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.



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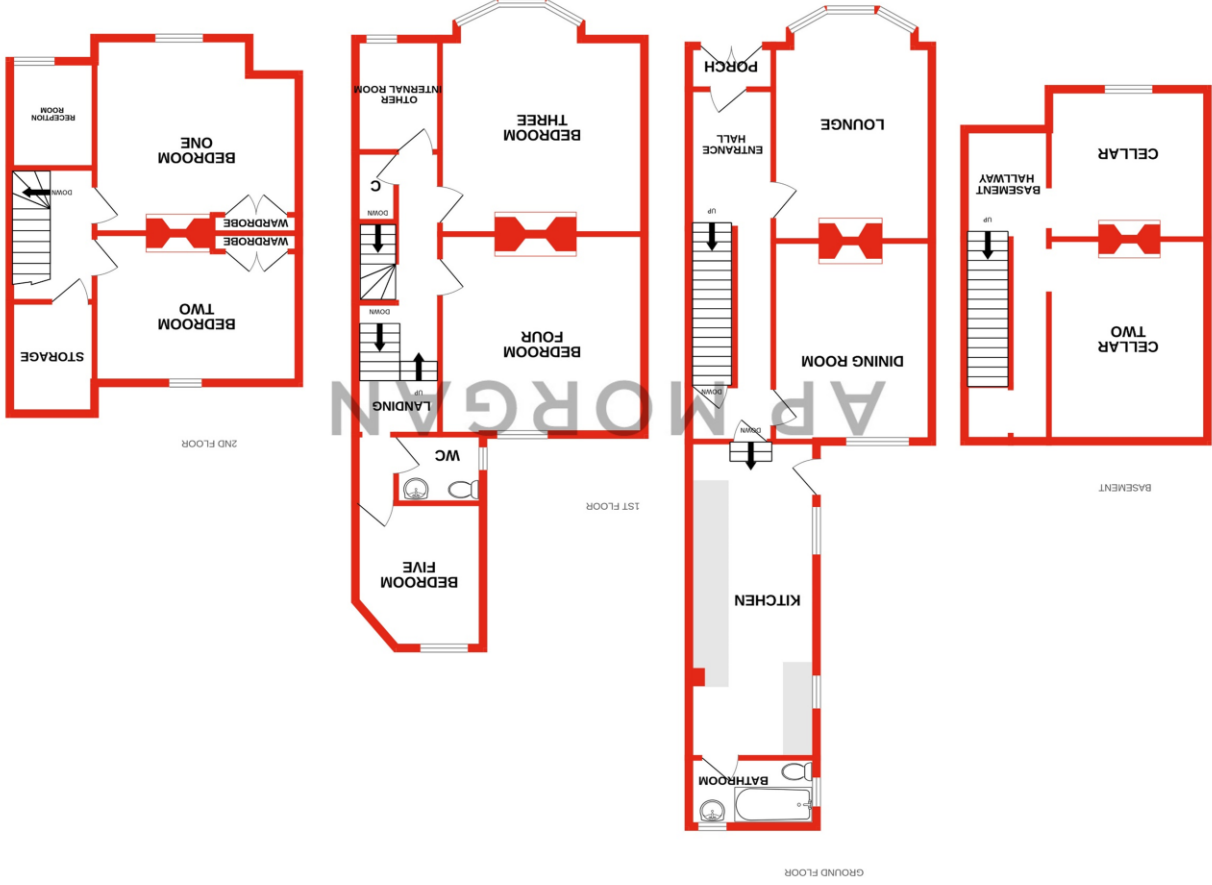
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