

AP MORGAN



Watery Lane, Greenlands, Redditch
Offers in excess of £250,000

Features:

- Offered with no onward chain
- Semi-detached family home
- Lounge with bi-fold doors
- Modern fitted kitchen/diner
- Three bedrooms
- Landscaped rear garden
- Private block paved driveway
- EPC Rating: D

Description:

A well-presented semi-detached home, boasting three good-sized bedrooms and an open living space. This property is positioned in Greenlands, Redditch, and is offered with no onward chain.

To the front of the property is a private block-paved driveway providing off-road parking space for two cars, along with side gate access through to the rear garden.

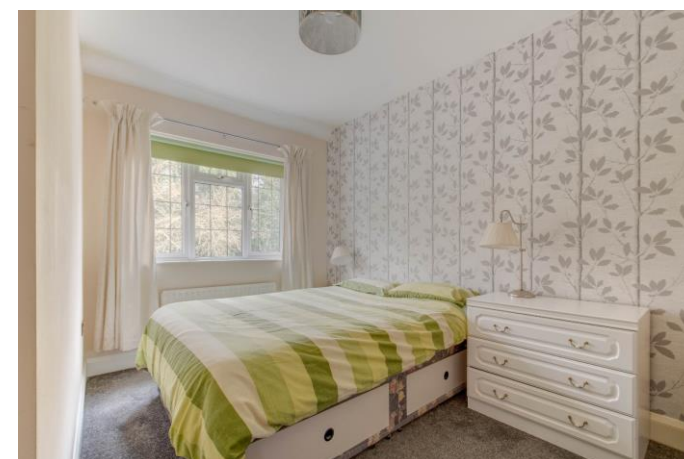
The ground floor accommodation comprises: Entrance porch and hall with stairs rising to the first-floor landing, modern fitted kitchen/diner with integrated electric hob, oven and sink, along with space for freestanding appliances, spacious lounge with bi-folding doors opening to the heated conservatory and French Doors into the rear garden.

The first-floor landing establishes: Double bedrooms one and two with space for wardrobes, single bedroom three with storage over the stair well, and the modern family bathroom, providing a p-shaped bath with overhead shower, wash basin and WC.

Outside to the rear, an initial paved patio with storage shed, then laid to a well-maintained lawn with fence and mature hedge borders, a further timber shed and a gate opening onto the park and field at the rear.

The property further benefits from a recently refitted boiler and double-glazed windows throughout.

Located in Greenlands, Redditch, the property is within reach of several local shops and amenities. Redditch town centre is located just a short distance away, providing a plethora of further shops, amenities, and entertainment. Greenlands Park is a stone's throw away, but large green spaces such as Arrow Valley Park are also easily accessible. Transport links such as Redditch railway station and the M5 and M42 provide easy access further afield. Several well-regarded schools are also located nearby.



Details:

Entrance Porch and Hall

Kitchen/Diner 14'2" x 10'3" (4.32m x 3.12m)

Lounge 10'5" x 14'6" (3.18m x 4.42m)

Conservatory 10' x 11'9" (3.05m x 3.58m)

Bedroom One 10'5" x 9'2" (3.18m x 2.8m)

Bedroom Two 11'9" x 9'2" (3.58m x 2.8m)

Bedroom Three 9' x 6'8" (2.74m x 2.03m)

Bathroom 7'3" x 5'2" (2.2m x 1.57m)



EPC Rating: D

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

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?

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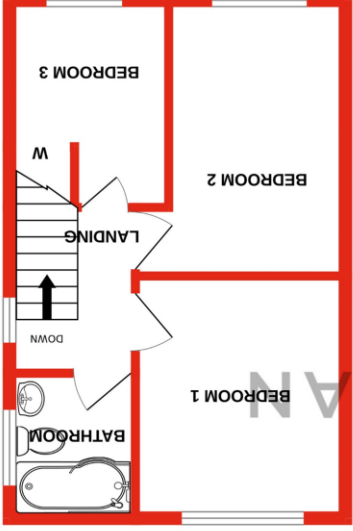
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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MitekoX ©2024

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