

AP MORGAN



Dixon Close, Redditch, Worcestershire
Offers in excess of £240,000

Features:

- Terraced town house
- Master bedroom with ensuite
- Three further bedrooms
- Fitted kitchen/diner
- Two further reception rooms
- Landscaped, low maintenance garden
- Parking and single garage
- EPC Rating: TBC

Description:

A well-presented terraced town house laid across three floors, this property boasts four well-proportioned bedrooms, ample living space, low maintenance garden and a separate garage. This property is positioned in a popular residential area within Enfield, Redditch.

The property benefits from an allocated off-road parking space in front of the separate single garage.

The ground floor accommodation briefly comprises: Entrance hallway with two storage cupboards, guest WC and stairs rising to the first-floor landing, fitted kitchen/diner with integrated gas hob, oven and sink, along with space for a freestanding fridge/freezer and washing machine, understairs pantry cupboard and French Doors opening to the rear garden, the ground floor is complete with a separate formal dining room or home office.

The first-floor homes the main lounge with two front aspect windows, along with the master bedroom with views to the rear, a fitted wardrobe, and a modern en-suite shower room.

The second floor establishes: Double bedroom two with fitted wardrobes, double bedroom three with space for wardrobes, good-sized bedroom four (currently used as a second study room) and the modern shower room.

Outside to the rear is a low maintenance garden laid to artificial lawn and gravel.

The property further benefits from a separate single garage, refitted bathrooms in 2021, gas central heating and double-glazed windows throughout.

Well situated in Enfield, the property is positioned 1.6 mile away from Redditch Town Centre, providing an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations commuting into Birmingham City Centre.



Details:

Entrance Hall

Kitchen/Diner 12'8" x 14'8" (3.86m x 4.47m)

Dining Room/Home Office 9'7" x 9' (2.92m x 2.74m)

Guest WC 3'5" x 4'6" (1.04m x 1.37m)

Master Bedroom 9'3" x 11'5" (2.82m x 3.48m)

En-Suite Shower Room 5'5" x 5' (1.65m x 1.52m)

Lounge 11'9" x 14'9" (3.58m x 4.5m)

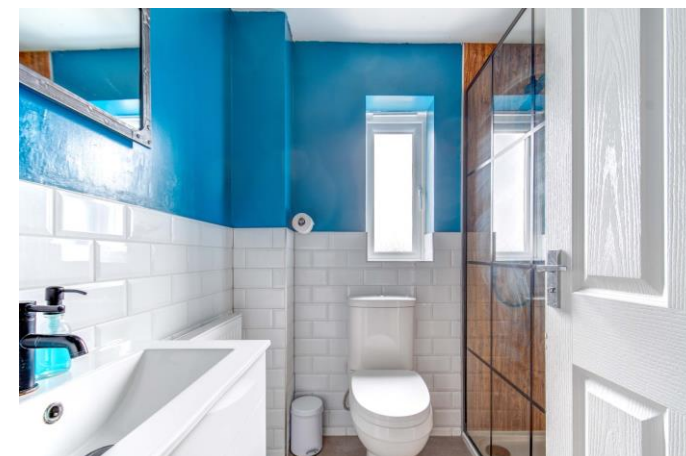
Bedroom Two 7'9" x 12'7" (2.36m x 3.84m)

Bedroom Three 11'7" x 7'9" (3.53m x 2.36m)

Bedroom Four 9'1" x 6'6" (2.77m x 1.98m)

Shower Room 5'5" x 6'5" (1.65m x 1.96m)

Garage



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

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?

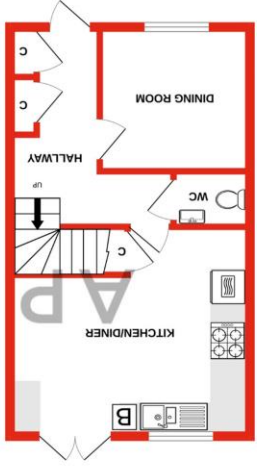
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

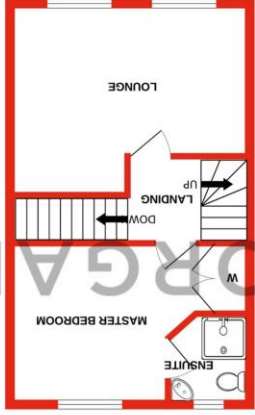
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



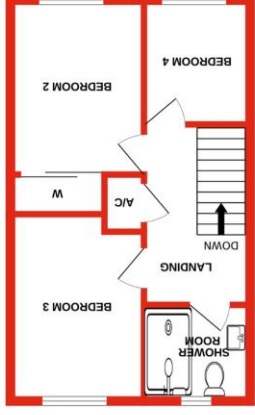
GROUND FLOOR (33.5 sq.m.) approx.



1ST FLOOR (33.7 sq.m.) approx.



2ND FLOOR (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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.
Made with blueprints.com ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.