

AP MORGAN



Kemble Street, Redditch,
Offers in excess of £265,000

Features:

- Offered with no onward chain
- Immaculate three storey living
- Contemporary kitchen with integrated appliances
- Spacious lounge
- Master bedroom suite
- Two further bedrooms
- Low maintenance landscaped garden and driveway
- EPC Rating: B

Description:

An impressive and immaculately presented semi-detached family home, offering three bedrooms, a modern contemporary kitchen and generous living space. This property is set facing an open green space within the popular residential area of Woodrow North and is offered with no onward chain.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, fitted kitchen/diner with integrated appliances (fridge, freezer, dishwasher, washing machine, electric hob, microwave, oven and wine cooler), ground floor WC, and a spacious lounge with French Doors opening onto the rear patio.

The first-floor landing establishes: Double bedroom two with fitted wardrobes and a view to the rear garden, good-sized bedroom three (currently used as a dressing room), and the family bathroom providing a bath, wash basin and WC.

The second-floor homes the master bedroom with two feature sky light windows, built in wardrobes, cupboard space and a sizeable en-suite shower room.

To the rear is a low maintenance landscaped garden with an initial paved patio area perfect for outdoor furniture and entertaining, then laid to gravel and artificial lawn with fenced boundaries. To the front of the property is a shared driveway offering tandem off-road parking, along with side gate access through to the rear garden.



Situated in Woodrow North, the property has ease of access for local shops, schools, community facilities and bus connections, as well as good road transport links. Redditch Town Centre is 4.0 mile away boasting an assortment of further amenities including shops, cinema, restaurants and the local bus and railway stations.

Details:

Entrance Hallway

Kitchen/Diner 18'1" x 9'4" (5.5m x 2.84m)

Lounge 12'5" x 12'8" (3.78m x 3.86m)

Guest WC 6'9" x 3' (2.06m x 0.91m)

Master Bedroom 12'4" x 12'8" (3.76m x 3.86m)

En-Suite Shower Room 10'2" x 9'2" (3.1m x 2.8m)

Bedroom Two 12'7" x 12'3" (3.84m x 3.73m)

Bedroom Three 11' x 6'2" (3.35m x 1.88m)

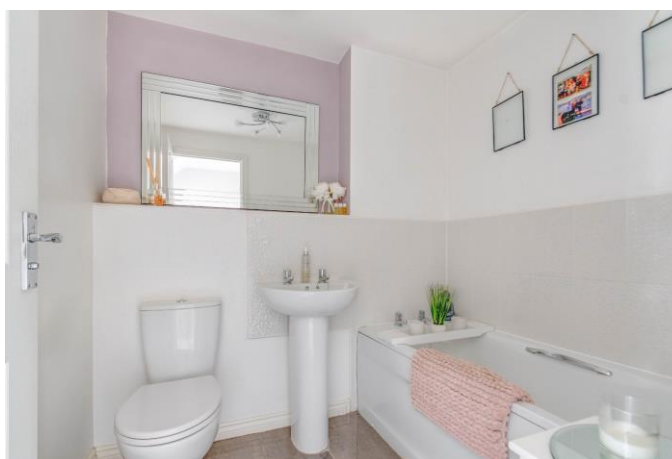
Family Bathroom 6'7" x 6'2" (2m x 1.88m)

EPC Rating: B

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.

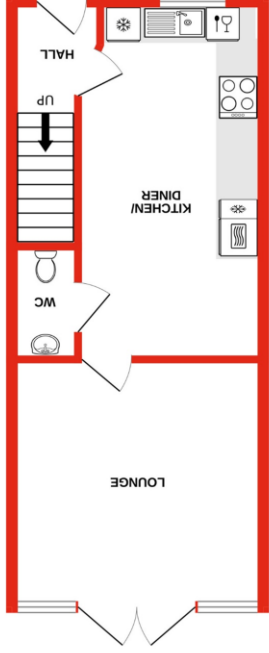
Need a solicitor?

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.

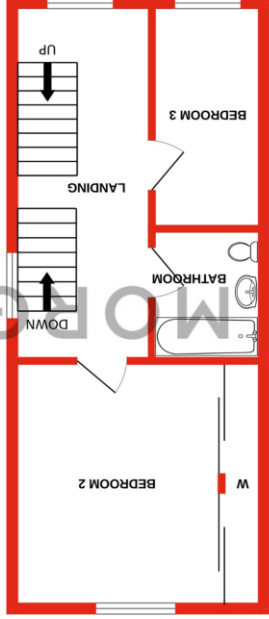
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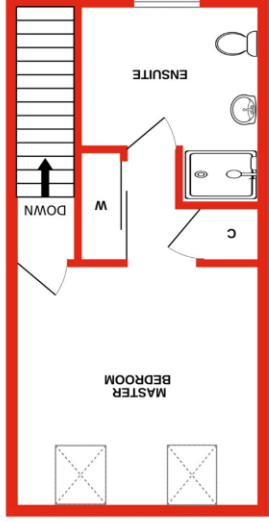
GROUND FLOOR (35.8 sq.m.) approx.



1ST FLOOR (35.8 sq.m.) approx.



2ND FLOOR (30.1 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 efficacy can be given.
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