



AP MORGAN

Greenlands Avenue, Greenlands,
Offers in excess of £210,000

Features:

- A well-presented semi-detached family home
- Situated in Greenlands
- Three bedrooms
- Spacious living room, with a feature exposed brick fireplace
- Family bathroom and downstairs shower room
- Well-maintained garden

Description:

A well-presented semi-detached family home, boasting three bedrooms, and a generous living space. This property is situated in the popular residential area of Greenlands, Redditch.

To the front of the property is a well-kept front lawn, with mature hedge boundaries, steps leading down to the front door, and a side alley leading to the rear garden.

The ground floor accommodation comprises welcoming porch, hall, with stairs rising to the first-floor landing and an understairs cupboard, a spacious living room with a lovely feature exposed brick, gas fireplace, a modern fitted kitchen/diner, with an integrated sink, space for freestanding appliances and access to the rear garden through sliding doors. The ground floor is complete with a downstairs shower room, providing a walk-in shower, WC and wash basin.

The first-floor landing establishes: two double bedrooms, bedroom one with an integrated cupboard, a generous single bedroom three and the family bathroom providing a bath, wash basin and WC.

To the rear of the property is a well-maintained garden, with an initial patio, a considerable lawn and mature border plants, with fenced boundaries and side gate access.

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



Details:

Porch

Hall

Living Room 11' x 15'6" (3.35m x 4.72m)

Kitchen/Diner 9'1" x 16'3" (2.77m x 4.95m)

Shower Room 9'1" x 5'1" (2.77m x 1.55m)

Landing

Bedroom 1 11'3" x 15'1" (3.43m x 4.6m) max dimensions

Bedroom 2 9' x 15'1" (2.74m x 4.6m) max dimensions

Bedroom 3 7'2" x 10' (2.18m x 3.05m) max dimensions

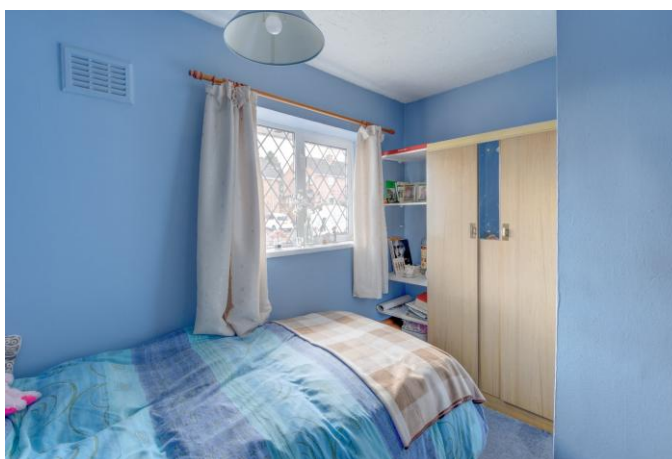
Bathroom 5' x 7'5" (1.52m x 2.26m)

EPC Rating: C

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?

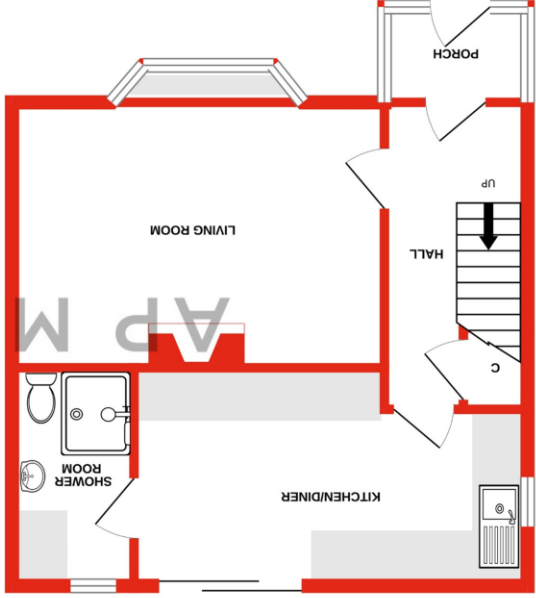
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

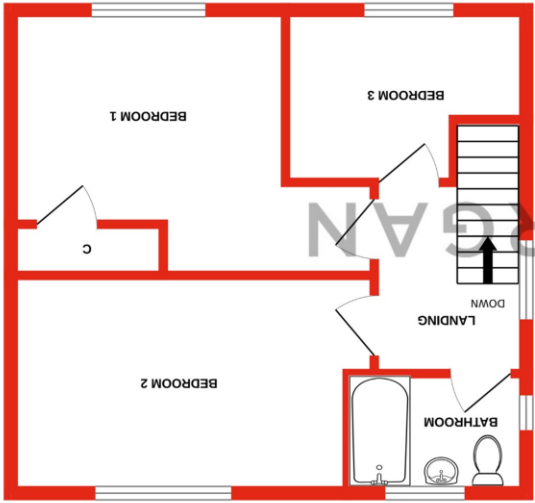
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 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.
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