

**AP MORGAN**



**Red Hill, Lodge Park, Redditch**  
Offers in the region of £290,000



**Features:**

- A well-presented extended semi-detached family home
- Three double bedrooms
- A spacious open-plan living room
- Modern fitted kitchen/diner
- Family bathroom
- Landscaped front garden and generous rear garden
- Driveway and garage

**Description:**

A well-presented extended semi-detached family home, offering three bedrooms, a spacious living space and off-road parking. This property is well situated in Lodge Park, Redditch.

To the front of the property is a driveway, providing off-road parking, access to garage and side gate access to the rear garden. This property benefits from a landscaped front garden.

The ground floor accommodation comprises an entrance porch, a welcoming hall, with stairs rising to the first-floor landing and a storage cupboard, the open-plan living room, benefitting from a lovely fireplace, half bay window and French doors, which give access to the rear garden. The ground floor is complete with the modern fitted kitchen/diner, with integrated gas hob, oven, sink and space for freestanding appliances.

The first-floor landing establishes three sizeable double bedrooms, bedroom one and two with fitted wardrobes, and the family bathroom, providing a bath, separate walk-in shower, WC and wash basin.

To the rear of the property is a generous garden, with an initial patio, perfect for garden furniture, steps leading up the garden, a well-kept lawn and mature shrubbery throughout. This garden benefits from fenced borders.

Well placed in Lodge Park, the area is popular for a variety of well-regarded local schooling, shops, supermarkets, and takeaways. Redditch Town Centre is a roughly 1.3 miles away boasting an assortment of further amenities including shops, restaurants, and cinema, along with the local bus and train stations.





**Details:**

**Porch** 2'7" x 5'11" (0.79m x 1.8m)

**Hall**

**Living Room** 24'2" x 15'2" (7.37m x 4.62m) max dimensions

**Kitchen/Diner** 17'6" x 9'8" (5.33m x 2.95m) max dimensions

**Garage** 16'11" x 8' (5.16m x 2.44m)

**Landing**

**Bedroom 1** 12'10" x 15'7" (3.9m x 4.75m) max dimensions

**Bedroom 2** 11'11" x 9'3" (3.63m x 2.82m)

**Bedroom 3** 12' x 11'1" (3.66m x 3.38m)

**Bathroom** 8'4" x 6'11" (2.54m x 2.1m)

**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.



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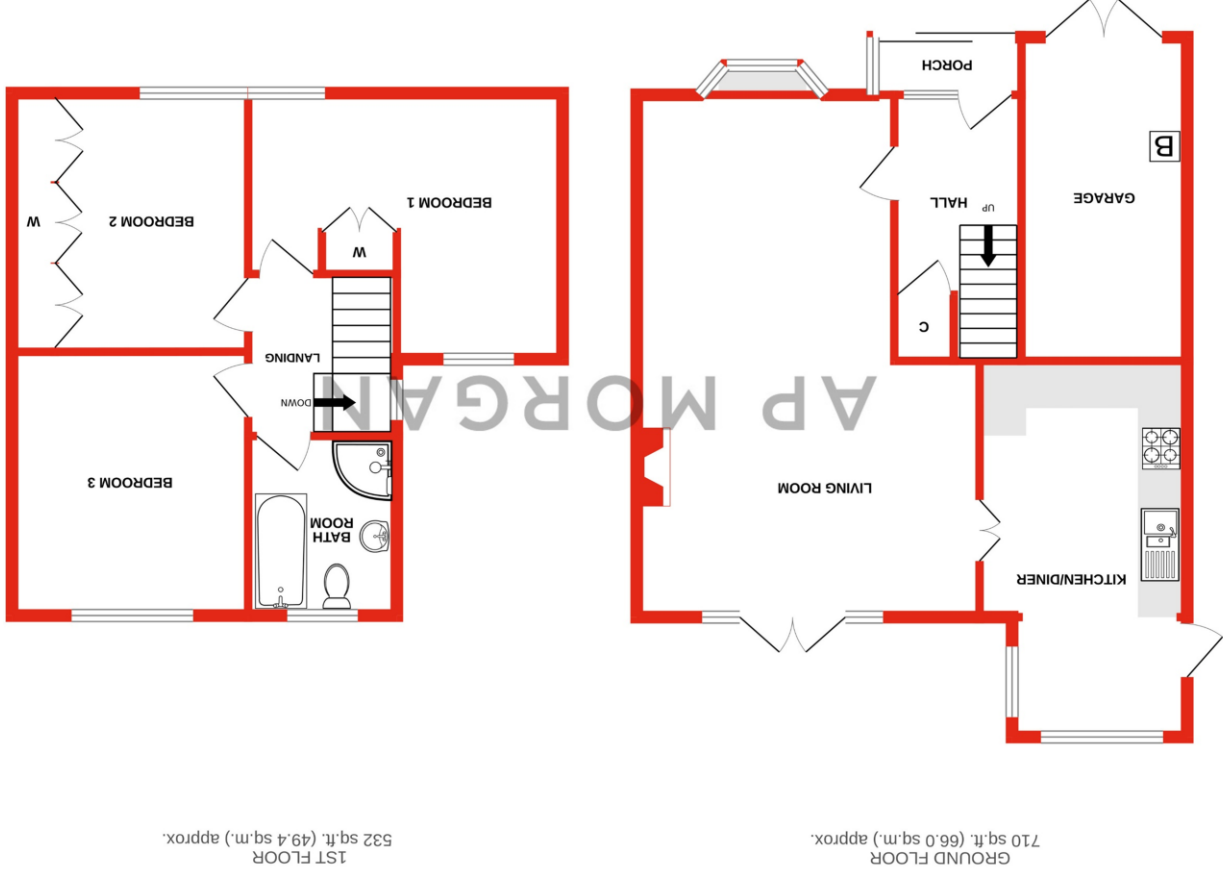
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