

AP MORGAN



Red Hill, Lodge Park, Redditch
Offers in excess of £250,000

Features:

- **Offered with no onward chain**
- A well-presented, semi-detached family home
- Three well-proportioned bedrooms
- Open-plan lounge/dining room
- Fitted kitchen and utility
- Family bathroom
- Well-maintained versatile garden
- Garage and driveway

Description:

****Offered with no onward chain****

A well-presented, semi-detached family home, offering three bedrooms, a versatile layout and off-road parking. This property is well-situated in the popular residential area of Lodge Park, Redditch.

To the front of the house is a low brick-walled boundary with a well-kept front lawn, a block-paved driveway providing off-road parking, access to the front porch and garage, along with side access to the rear of the property.

The ground floor accommodation comprises: a welcoming porch to entrance hall, with stairs rising to the first-floor landing and understairs storage, an open-plan lounge/dining room, with a feature fireplace and sliding door access to the conservatory. The ground floor is complete with the fitted kitchen and utility, which provides access to the garage, rear garden and side access to the front of the property.

The first-floor landing establishes: two double bedrooms, with integrated wardrobes, a reasonably sized bedroom three, with an integrated cupboard and the family bathroom, providing a bath, WC and washbasin.

To the rear is a versatile garden offering an initial patio area, perfect for garden furniture, with steps down to the well-maintained lawn, with mature shrubbery and access to a greenhouse and shed. This garden features fenced boundaries.

Situated in Lodge Park, this property is roughly 1 mile from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Porch 2'7" x 6'11" (0.79m x 2.1m)

Hall

Lounge/Dining Room 23' x 10'1" (7m x 3.07m)

Kitchen 9'11" x 8'4" (3.02m x 2.54m)

Utility 9'11" x 8'8" (3.02m x 2.64m)

Conservatory 8'5" x 11'3" (2.57m x 3.43m)

Garage 14'8" x 7'11" (4.47m x 2.41m)

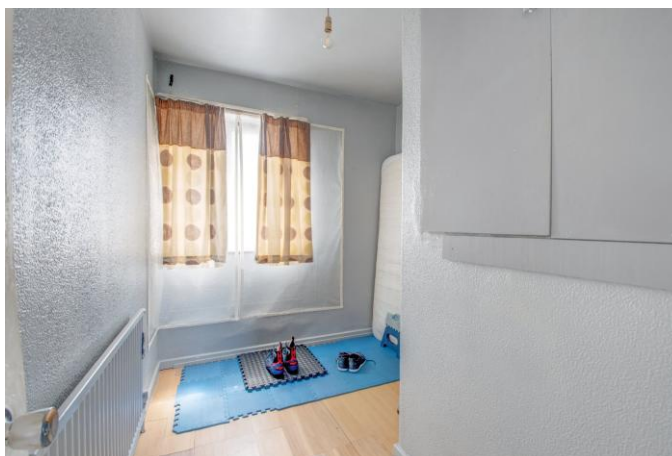
Landing

Bedroom 1 12'9" x 9' (3.89m x 2.74m)

Bedroom 2 9'11" x 7'10" (3.02m x 2.4m)

Bedroom 3 9'6" x 6'8" (2.9m x 2.03m) max dimensions

Bathroom 5'9" x 7'9" (1.75m x 2.36m)



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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Property to sell?

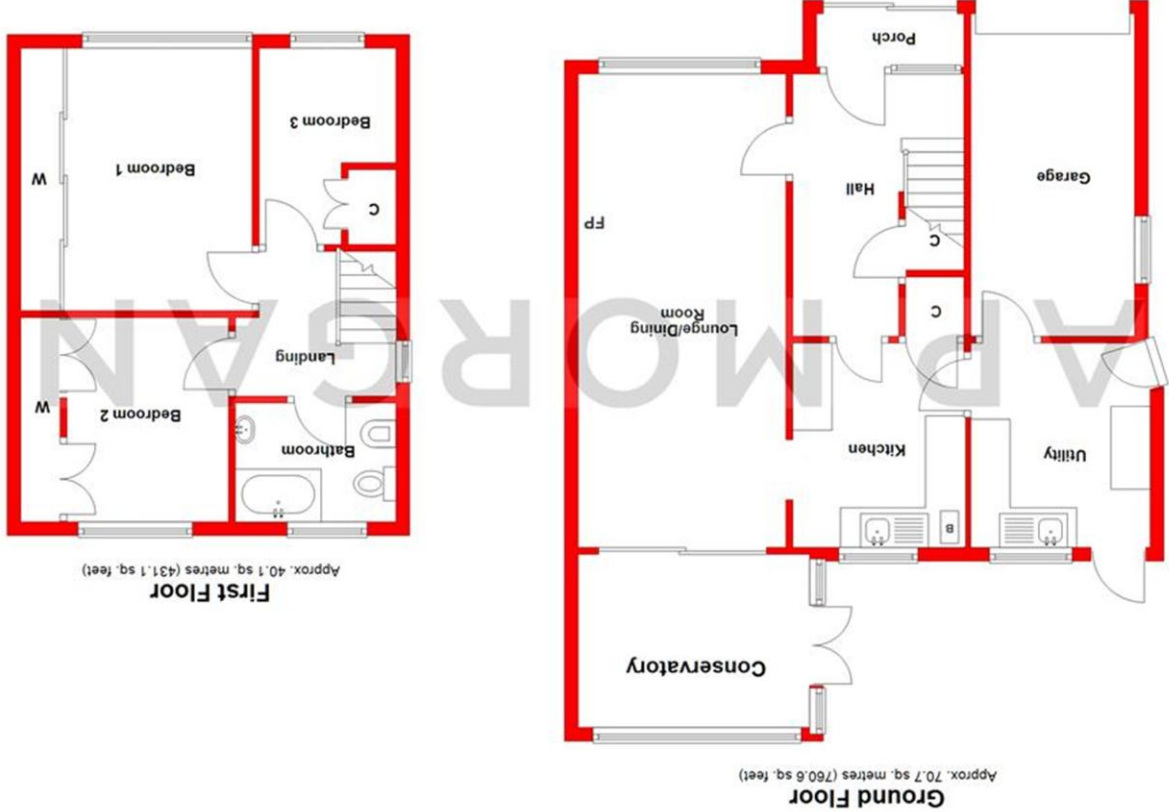
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