



AP MORGAN

Lodge Road, Redditch, Worcestershire
Guide Price £140,000

Features:

- For Sale via Modern Method Of Auction
- ATTENTION INVESTORS
- End Of Terrace Property
- 2 Flats Separate titles
- Freehold (TBC via Solicitors)
- Potential Yield of 10% +
- Large Garden
- Close to Town Centre and Amenities

Description:

*** FOR SALE BY MODERN METHOD OF AUCTION ***

Both Titles and Freehold Being Sold as One Transaction!

This sale includes two separate titles, being offered as a single transaction, along with the freehold.

This generously laid-out, three-bedroom end-of-terrace is situated in the area of Redditch. The property is split into two self-contained flats/apartments, offering excellent flexibility for multi-generational living or investment. It is approached via steps leading to Flat 1, with a side gate providing access to Flat 2. Once inside, the generous layout briefly comprises:

Flat 1 is arranged over two levels. The ground floor features a spacious lounge, a well-proportioned bedroom, and a bathroom. Upstairs, the first floor offers a bright and functional kitchen/dining room along with a porch area, creating a practical and welcoming living space.

Flat 2 spans three floors. The ground floor opens into a comfortable lounge. On the first floor, there is a bedroom, a landing with storage, a bathroom, and a fitted kitchen. The second bedroom is located in the bright loft room on the top floor, offering a spacious and airy retreat ideal as a main bedroom, guest room, or home office.

Moving outside, the property enjoys a well-presented garden laid to a patio area leading onto a lawn, bordered by fencing and mature planting—perfect for relaxing or entertaining.

Lodge Road is a well-established residential area in Redditch, offering convenient access to local amenities, schools, and transport links. The property is within easy reach of Redditch town centre, which provides a wide range of shops, restaurants, and leisure facilities. With excellent public transport and road connections, Lodge Road is a desirable location for both families and commuters.



Details:

Flat 1

Porch

Kitchen Dining Room 3.51 x 3.54 Max

Lounge 4.41 x 3.54

Bedroom 3.32 x 2.57

En-Suite

Flat 2

Lounge 3.63 x 3.55

Landing

Kitchen 3.65 x 1.93

Bedroom 1 3.00 x 3.55

Bathroom 2.75 x 1.52

Bedroom 2 3.88 x 3.55

EPC Rating: Flat 1 - E & Flat 2 - D

Council Tax Band: BAND A (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

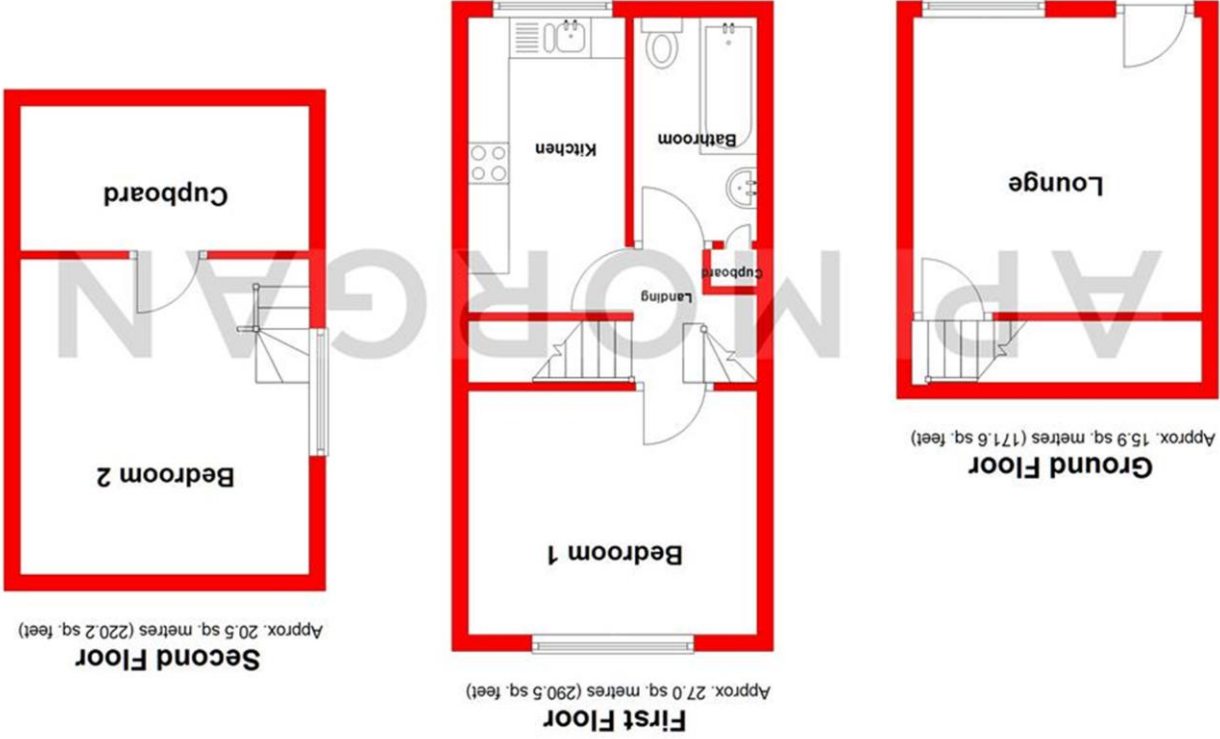
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 63.4 sq. metres (682.3 sq. feet)

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.

Plan produced using Planlup.

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 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.