

AP MORGAN



Landor Road, Greenlands, Redditch
Offers in excess of £190,000

Features:

- **Offered with no onward chain**
- A well-presented end of terrace family home
- Three well-proportioned bedrooms
- Spacious lounge/diner and fitted kitchen
- Family shower room and downstairs WC
- Generous front and rear gardens
- Access to on-street parking

Description:

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

A well-presented end of terrace family home, offering three bedrooms and a spacious living space. This property is well situated in Greenlands, Redditch.

To the front of the property is a sizeable wrap around garden, with a well-maintained lawn, with mature shrubbery, and a path leading to the front door and side gate, through to the rear garden.

The ground floor accommodation briefly comprises; a welcoming entrance hall, with stairs rising to the first-floor landing and a handy cupboard, the spacious lounge/diner, with a feature fireplace and the fitted kitchen, with integrated gas hob, oven, sink and space for freestanding appliances. The ground floor is complete with a utility and downstairs WC.

The first-floor landing establishes; two double bedrooms, both benefiting from integrated wardrobes, a further generous single bedroom and the family shower room, with a walk-in shower, WC and washbasin.

To the rear of the property is a tiered garden, with an initial patio area, perfect for garden furniture and entertaining, a well-kept lawn, with mature shrubbery and fenced borders.

Situated in Greenlands, this property is roughly 1.9 miles from the Redditch town centre, offering an assortment of amenities including shopping, well regarded schooling catchments, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Hall

Lounge/Diner 16'11" x 13'1" (5.16m x 4m) max dimensions

Kitchen 10'9" x 9'5" (3.28m x 2.87m)

Utility 5'7" x 7'9" (1.7m x 2.36m)

WC 2'4" x 4'7" (0.7m x 1.4m)

Landing

Bedroom 1 12'2" x 13'2" (3.7m x 4.01m) max dimensions

Bedroom 2 9'5" x 9'7" (2.87m x 2.92m)

Bedroom 3 7'10" x 9' (2.4m x 2.74m)

Shower Room 7'5" x 5'1" (2.26m x 1.55m)

EPC Rating: D

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.



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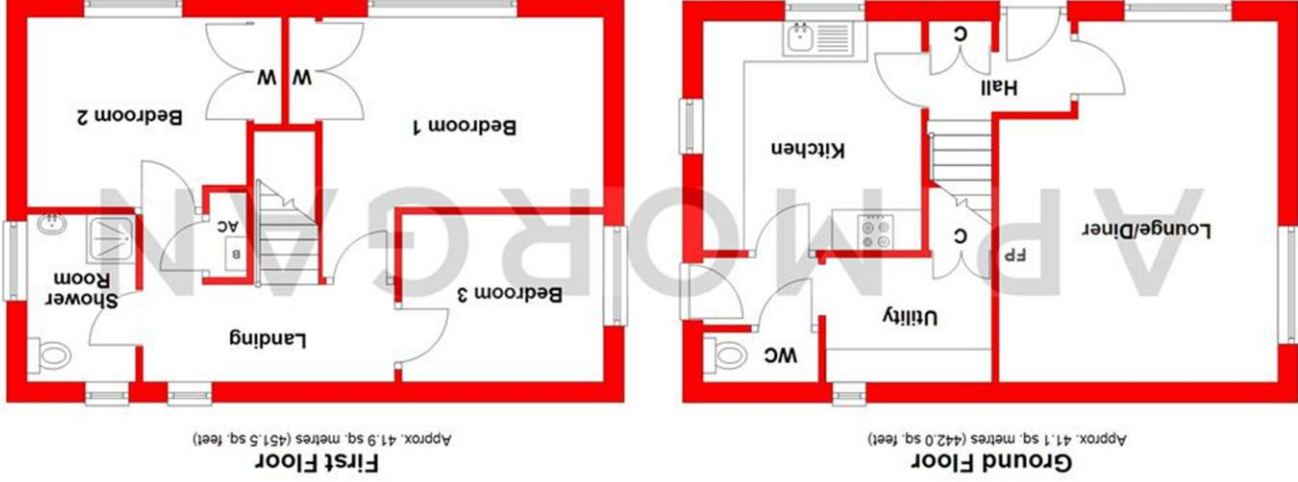
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Total area: approx. 83.0 sq. metres (893.5 sq. feet)

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 PlanUp.

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