

**AP MORGAN**



**Odell Street, Enfield, Redditch**  
Offers in the region of £300,000

### Features:

- A well-presented semi-detached family home
- Three well-proportioned bedrooms
- Generous living space
- Modern fitted kitchen
- Family bathroom and downstairs WC
- Delightful enclosed rear garden
- Driveway, providing off-road parking

### Description:

A well-presented semi-detached family home, boasting three bedrooms, a generous living space and off-road parking. This property is well situated in Enfield, Redditch.

To the front of the property is a driveway, providing parking for multiple vehicles, along with side gate access to the rear garden, and a lovely gravelled front garden space.

The ground floor accommodation briefly comprises; a welcoming hall, with stairs rising to the first-floor landing, access to a guest WC with a handy cupboard, the modern fitted kitchen, with integrated gas hob, oven and space for freestanding appliances. The ground floor is complete with the spacious lounge/diner, which provides access to the rear garden.

The first-floor landing establishes; a sizeable double bedroom, a further two generous single bedrooms and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear of the property is a delightful enclosed rear garden, offering a perfect blend of functionality and relaxation, ideal for both families and entertaining guests. The space features a well-maintained lawn, and a stylish patio area, ideal for garden furniture. Surrounded by secure wooden fencing, the garden ensures privacy while enjoying the outdoors in a peaceful residential setting.

Ideally placed in Enfield, the property is nearby to a large supermarket, sports centre, golf course, motorway junctions and other local amenities. Alvechurch village is a short ride away with sought-after schooling and train station.



Redditch Town Centre is also easily accessible and boasts an assortment of further amenities including shops, restaurants, bars and cinema, along with the local bus and train stations.

**Details:**

**Hall**

**Kitchen** 9'7" x 8'2" (2.92m x 2.5m)

**WC** 5'2" x 6'5" (1.57m x 1.96m)

**Lounge/Diner** 14'7" x 14'10" (4.45m x 4.52m)

**Landing**

**Bedroom 1** 9'8" x 14'10" (2.95m x 4.52m) max dimensions

**Bedroom 2** 12'9" x 7'3" (3.89m x 2.2m)

**Bedroom 3** 9'3" x 7'2" (2.82m x 2.18m)

**Bathroom** 6'10" x 6'5" (2.08m x 1.96m)



**EPC Rating:** B

**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.

## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

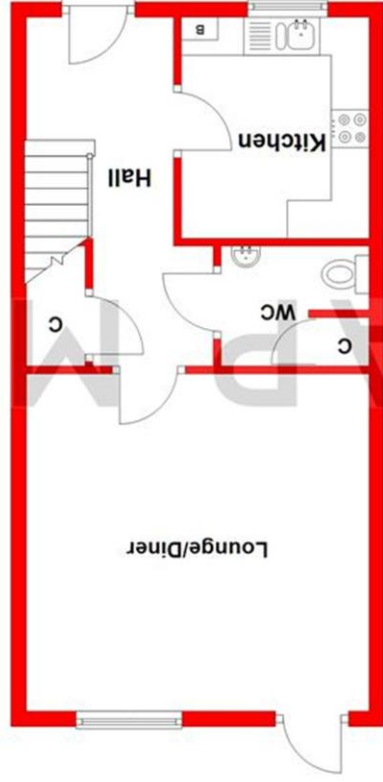
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

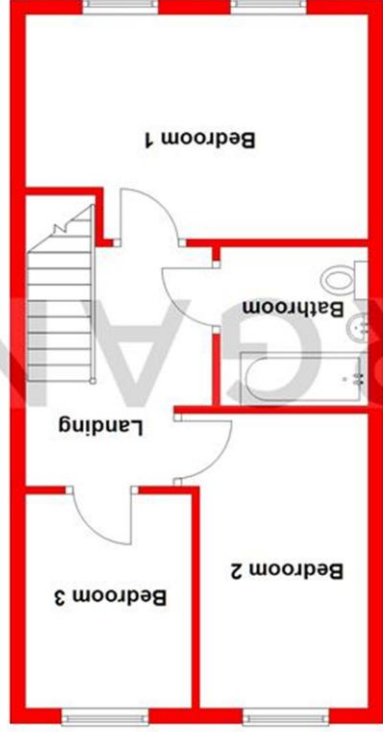
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



Ground Floor  
Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor  
Approx. 41.2 sq. metres (443.2 sq. feet)

Total area: approx. 82.4 sq. metres (886.7 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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