

**AP MORGAN**



**Abbey Road, Enfield, Redditch**  
Offers in excess of £325,000



**Features:**

- \*\*Offered with no onward chain\*\*
- Spacious five-bedroom semi-detached family home
- Generous lounge, sitting room, and dining room providing versatile living space
- Well-proportioned kitchen with easy access to the rear garden
- Two ground floor bedrooms and shower room for flexible living options
- Three further bedrooms and family shower room on the first floor
- Large rear garden with mature trees, outbuilding, and greenhouse
- Wide driveway providing ample off-road parking

**Description:**

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

A spacious five-bedroom semi-detached family home, offering generous accommodation set over two floors, making it perfect for growing families or those looking for versatile living space. This property is well situated in Enfield, Redditch.

On the ground floor, the welcoming porch leads into a bright hallway which connects to a dining room, sitting room, and a generously sized lounge, providing multiple reception areas ideal for both relaxing and entertaining. The kitchen is well positioned with access to the rear garden. The ground floor also benefits from two bedrooms, a convenient shower room, and useful storage space.

Upstairs, the first-floor hosts three further well-proportioned bedrooms, including two doubles and a single, alongside a family shower room. The property offers ample space for family life, with flexible rooms that could be used as home offices or guest accommodation if desired.

The property also benefits from a generous loft space, currently used for storage, which offers excellent potential to be converted into an additional bedroom (subject to planning permission).

Externally, the home boasts a wide driveway to the front, offering off-road parking for multiple vehicles, while to the rear there is a large garden with mature trees, providing plenty of scope for outdoor living, gardening, or future development potential.

Well placed in Enfield, the property is ideal for Town Centre amenities which include shops, restaurants, bars, and cinema, along with the local bus and train station providing good commuter routes. Motorway networks M5 and M42 are easily accessible.





**Details:**

**Porch** 2'2" x 2'11" (0.66m x 0.9m)

**Hall**

**Sitting Room** 10'11" x 11'4" (3.33m x 3.45m)

**Dining Room** 11'9" x 7'2" (3.58m x 2.18m)

**Lounge** 23'7" x 11'6" (7.2m x 3.5m) max dimensions

**Kitchen** 7'1" x 15'3" (2.16m x 4.65m)

**Bedroom 4** 8'4" x 9'1" (2.54m x 2.77m)

**Bedroom 5** 11'5" x 10'8" (3.48m x 3.25m)

**Shower Room** 4'7" x 5'1" (1.4m x 1.55m)

**Storage**

**Landing**

**Bedroom 1** 11' x 11'5" (3.35m x 3.48m)

**Bedroom 2** 10'11" x 11'5" (3.33m x 3.48m)

**Bedroom 3** 7'1" x 6'11" (2.16m x 2.1m)

**Shower Room** 7'3" x 6'11" (2.2m x 2.1m)

**EPC Rating:** C

**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.



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

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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?

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