

**AP MORGAN**



**Lightoak Close, Redditch**  
Offers in excess of £215,000



**Features:**

- End of terrace
- Two generous bedrooms
- Great size lounge
- Large well-fit kitchen
- Paved front and rear gardens
- Communal parking
- Quiet and well-maintained cul-de-sac
- Close to local amenities

**Description:**

Introducing this end-terrace home, offering two generously sized bedrooms, a well-fitted kitchen, and low-maintenance front and rear gardens in a quiet cul-de-sac located in Walkwood, Redditch.

At the front of the property, there is a grassed area with a large tree, followed by a fenced and gated patio—perfect for bin storage and displaying potted plants. Ample unallocated parking is available around the property, providing convenient and safe parking.

On entry, the ground floor comprises an entrance hall with open space beneath the stairs for storage, a spacious lounge ideal for furniture and decoration, and a generous kitchen with plentiful cupboards and counter space, as well as a door opening onto the rear garden.

The first floor leads to a landing, two large bedrooms offering ample space for furniture and storage, and a bathroom fitted with a toilet, wash basin, and bathtub with overhead shower, plus plenty of room for storage cabinets. The landing also benefits from two built-in cupboards for additional storage.

The rear garden is fully paved, making it very low-maintenance and an ideal space for outdoor furniture, dining, and entertaining, with additional room for storage sheds or units.

The property is well-positioned for access to Morton Stanley Park, local bus routes, and well-regarded schools. Redditch Town Centre is just a short drive away, offering a wide range of amenities including shops, restaurants, a cinema, and both bus and train stations. There are also excellent links to the M5 and M42 motorways, making this an ideal home for commuters.





**Details:**

**Entrance Hall**

**Lounge** 13'6" x 13'9" (4.11m x 4.2m) Both Max

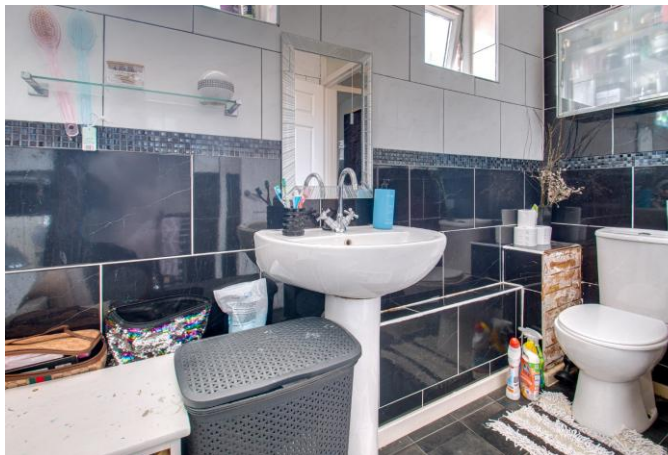
**Kitchen** 19'8" x 10'6" (6m x 3.2m) Both Max

**Landing**

**Bedroom One** 13'1" x 11'9" (4m x 3.58m) Both Max

**Bedroom Two** 13'7" x 11'6" (4.14m x 3.5m) Both Max

**Bathroom** 6'3" x 8'1" (1.9m x 2.46m) Both Max



**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 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.

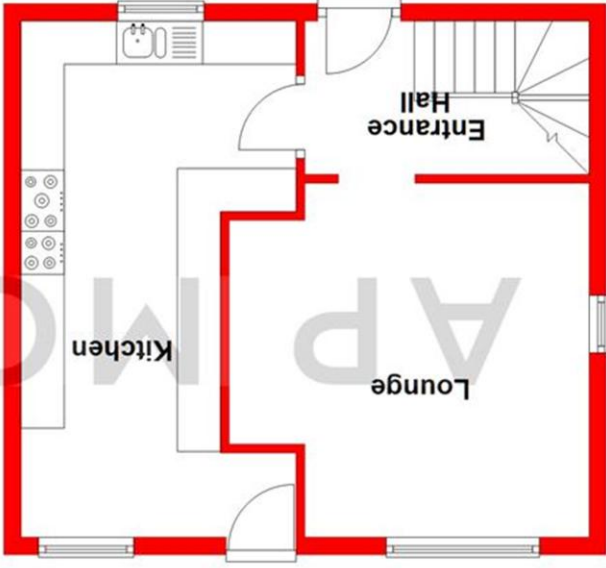
Need a solicitor?

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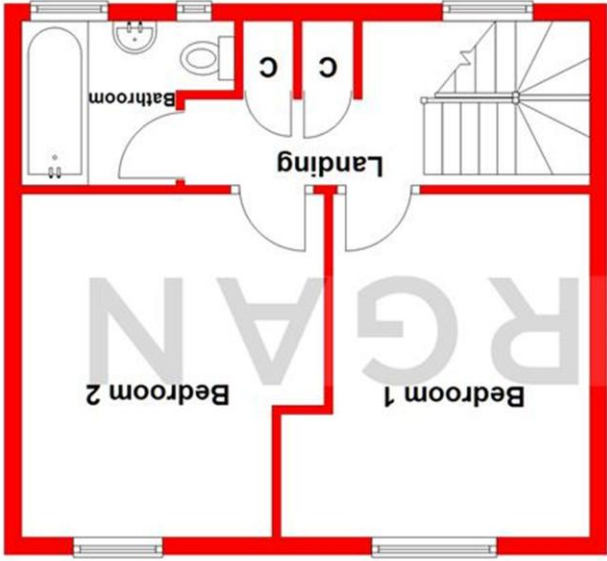
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Ground Floor  
Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor  
Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 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 misstatement. 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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