

AP MORGAN



Melen Street, Enfield, Redditch
Offers in excess of £200,000

Features:

- End of terrace
- Newly refurbished throughout
- Three generous sized bedrooms
- Spacious living areas
- Period features
- Low maintenance rear garden
- On-street parking
- Close to shops, amenities and schools

Description:

Welcoming you to this well-presented, newly refurbished end-of-terrace property, featuring three generously sized bedrooms—one with an en-suite—spacious living areas, a well-fitted kitchen, and a low-maintenance garden, situated in Enfield, Redditch.

On arrival, the property offers on-street parking to the front, with a side gate entrance providing direct access to the rear garden, as well as a small front patio by the entrance.

Upon entry, the ground floor leads into the lounge, featuring a bay window that allows plenty of natural light to flow through, along with a closed feature fireplace that adds character from the outset. The lounge leads into the dining room, which benefits from a large storage cupboard and ample space for a family dining table, as well as a door providing access to the stairs rising to the first floor and the kitchen.

The kitchen is well-fitted with ample storage cupboards and worktop space, and includes an integrated oven, four-burner gas hob with extractor hood, a freestanding dishwasher, and a washing machine. The kitchen also provides access to the rear garden and the bathroom, which is fitted with a toilet, wash basin, and bathtub with overhead shower, along with a cupboard housing the boiler.

The first floor comprises a small landing leading to two spacious double bedrooms, both offering ample room for comfort and storage. From the landing, stairs rise to the second floor, which features the third bedroom—another generous double—benefiting from a spacious en-suite fitted with a toilet, wash basin, and bathtub with overhead shower.



The rear garden is mostly paved, with a stoned area at the back, making it low maintenance and offering ample space for garden furniture and potted plants. There is also a side gate providing access to the side of the property, as well as a gate leading back to the front.

Situated in Enfield, Redditch, the property is conveniently located near excellent transport links, including the railway and bus stations, as well as the Kingfisher Shopping Centre, supermarkets, cinema, and well-regarded local schools.

Details:

Lounge 10'10" x 11'10" (3.3m x 3.6m)

Dining Room 13'11" x 11'10" (4.24m x 3.6m)

Kitchen 12'1" x 6'8" (3.68m x 2.03m)

Bathroom 6'7" x 7'6" (2m x 2.29m)

Landing

Bedroom One 14'3" x 11'10" (4.34m x 3.6m) Both max

En-suite 6'8" x 11'5" (2.03m x 3.48m)

Bedroom Two 10'9" x 11'9" (3.28m x 3.58m)

Bedroom Three 10'10" x 11'11" (3.3m x 3.63m)

EPC Rating: To be confirmed

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

Property to sell?

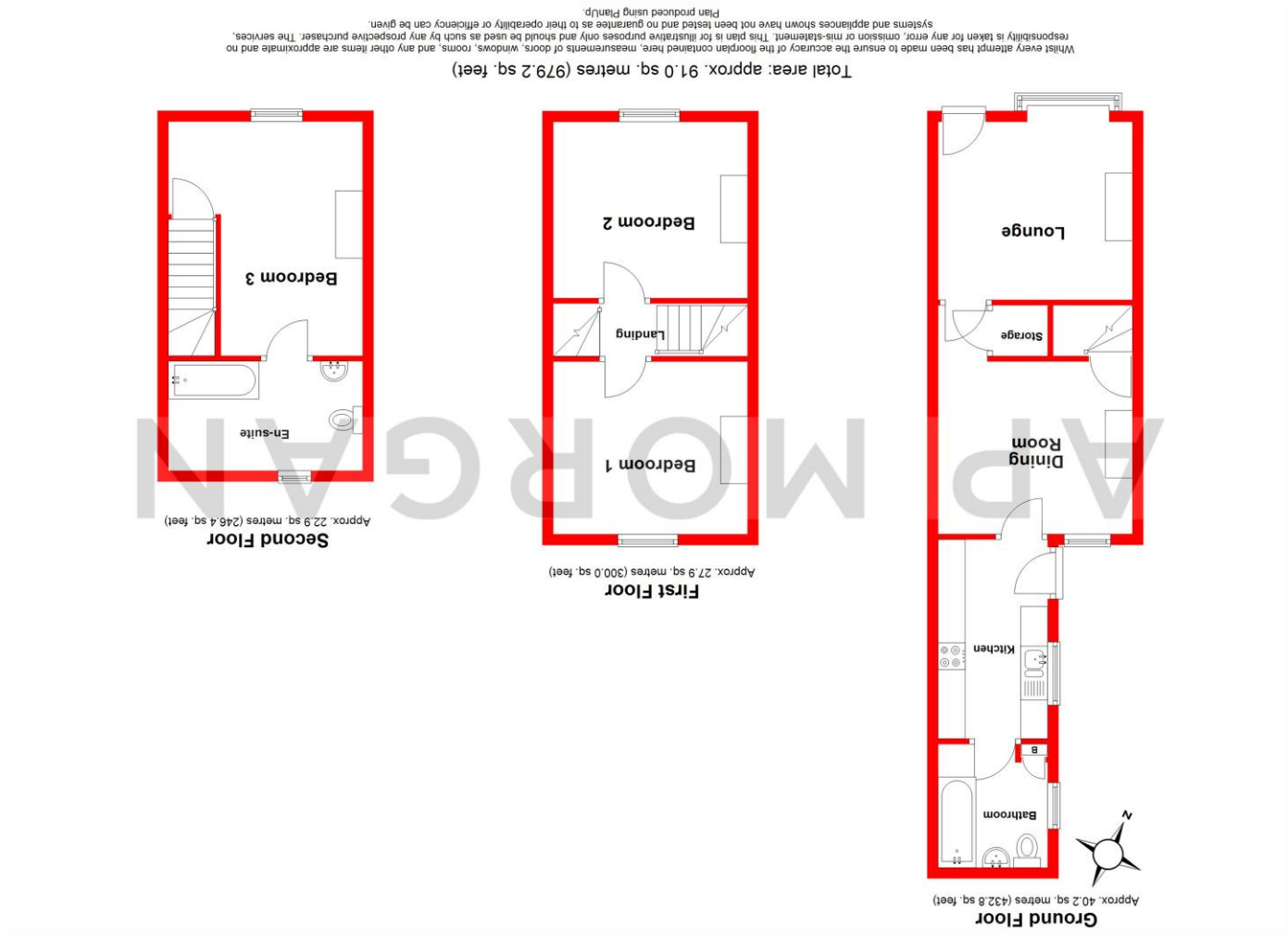
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.