



AP MORGAN

Lodge Road, Redditch
Offers in Excess of £115,000

Features:

- Sold by modern method of auction
- Semi-detached home
- Three double bedrooms
- Two spacious reception rooms
- Fitted kitchen
- Rear garden
- On-road permit parking
- EPC - TBC

Description:

A semi-detached family home boasting three generous double bedrooms and a spacious ground floor living space, well situated in the popular residential area of Smallwood, Redditch.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first floor, sitting room with a feature fireplace and bay window, separate lounge/diner with a view to the rear garden, a feature fireplace and a handy understairs storage cupboard, fitted kitchen with space for freestanding appliances, and the fitted bathroom providing a bath with overhead shower, sink and WC.

The first-floor landing establishes: Double bedroom one with space for wardrobes and a feature bay window, and double bedroom two with a view to the rear garden, and a handy understairs storage cupboard.

The second-floor homes double bedroom three benefitting from space for wardrobes Outside to the rear is a good-sized garden with fenced borders. To the front of the property is access to on-road permit parking.

Well placed in Smallwood, the property benefits from being nearby to Redditch Town Centre offering an assortment of amenities including shops, restaurants, bar and cinema, along with the local bus and railway stations. Motorway networks M5 and M42 are easily accessible.



Details:

Entrance Porch and Hallway

Sitting Room

11' 6" x 10' 5" (3.50m x 3.17m)

Lounge/Dining Room

11' 9" x 13' 2" (3.58m x 4.01m)

Kitchen

11' 8" x 6' 4" (3.55m x 1.93m)

Bathroom

4' 5" x 6' 2" (1.35m x 1.88m)

Bedroom One

10' 5" x 13' 3" (3.17m x 4.04m)

Bedroom Two

9' 2" x 13' 4" (2.79m x 4.06m)

Bedroom Three

13' 3" x 13' 3" (4.04m x 4.04m)

EPC Rating: TBC

Council Tax Band: A (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. 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 406956, or visit their website for more information: www.morgants.co.uk

Property to sell?

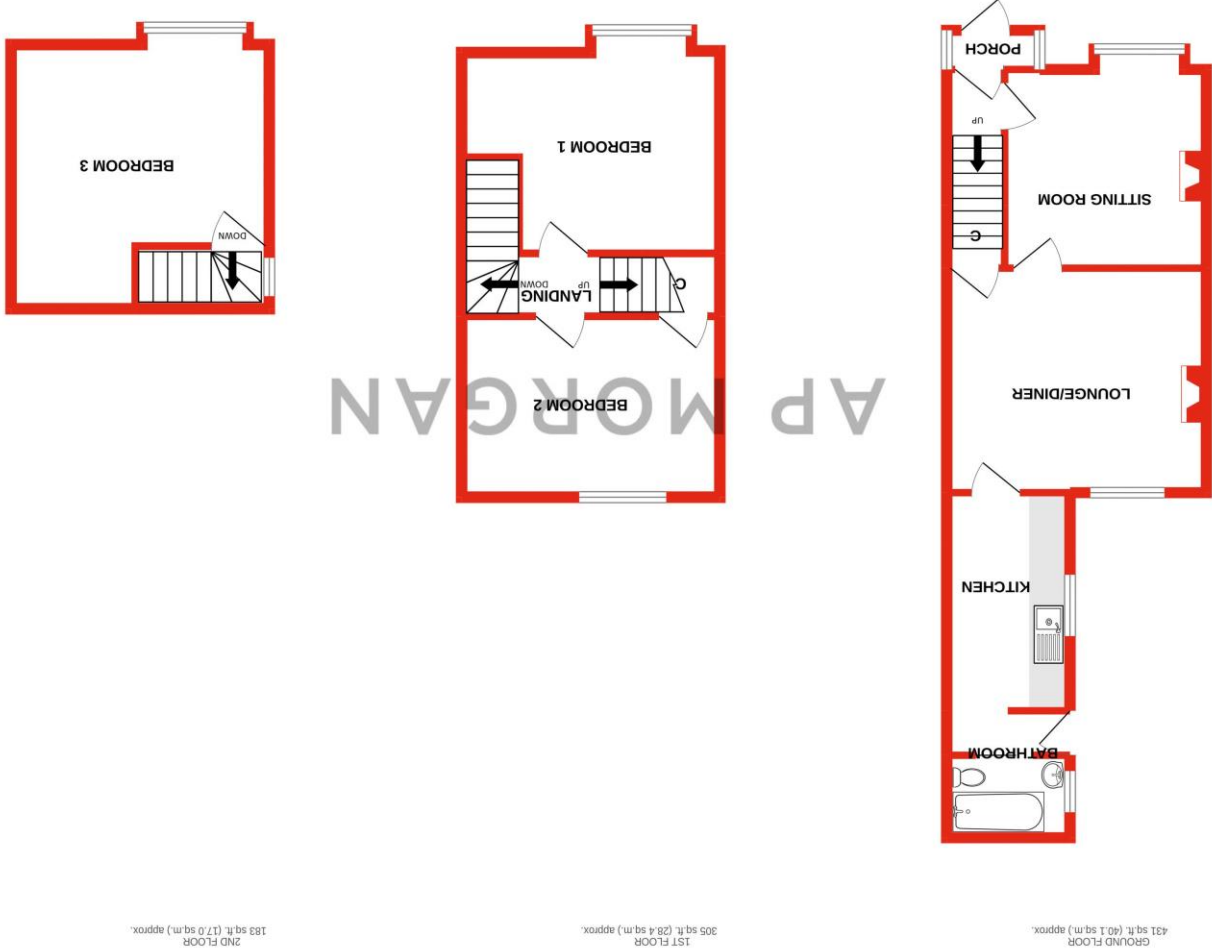
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.



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 authority to give 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.