

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?

We recommend Morgan Stanley's mortgage deal. They try to more quickly than if you the market for you to a mortgage deal. The initial application process is on 01527 406956, or visit [www.morganstanley.co.uk](http://www.morganstanley.co.uk)

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Need a removal company and storage?

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arrange a survey.