

AP MORGAN



Abbey Road, Redditch, Worcestershire
Offers in excess of £270,000

Features:

- Well Presented Three-Bedroom Semi-Detached Home
- Spacious Lounge with Bay Window
- Open-Plan Kitchen/Dining Room with Log Burner & French Doors
- Modern First Floor Shower Room with Underfloor Heating
- Private Driveway Providing Off-Road Parking
- Beautifully Landscaped Rear Garden with Fruit Trees & Vegetable Patches
- Ideal for First-Time Buyers and Growing Families
- Popular Enfield Location Close to Amenities & Transport Links

Description:

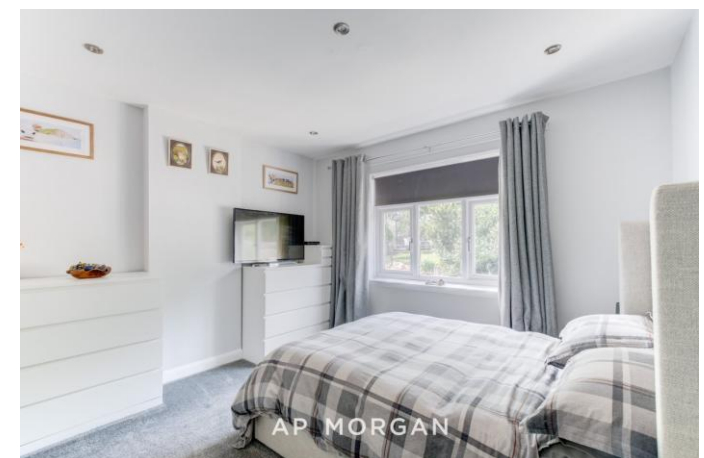
Situated in the popular residential area of Enfield, Redditch, is this well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation including solid oak flooring, a generous lounge, an open-plan kitchen/dining room and a beautifully maintained rear garden. Ideal for first-time buyers and growing families alike, the property is conveniently located close to local amenities, schools and excellent transport links.

The property is approached via a private driveway providing off-road parking and access to the front entrance.

Once inside, the interior briefly comprises: A welcoming entrance hall with useful under-stairs storage, a spacious lounge with a bay window to the front, and a superb open-plan kitchen/dining room with a log burner to the rear, featuring a range of fitted units and French doors opening onto the garden, creating an ideal space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all serviced by a modern shower room which has underfloor heating. Additionally, the loft has been fully boarded.

Moving outside, the property enjoys a beautifully maintained and landscaped rear garden, complete with mature fruit trees, vegetable patches and patio seating areas, providing a wonderful outdoor space for relaxing, gardening or entertaining family and friends.



The property is ideally situated close to a range of local shops, eateries and everyday amenities, whilst also benefiting from excellent transport links offering easy access to Redditch Town Centre, motorway networks and surrounding areas.

Details:

Hall

Lounge 13' x 11'8" (3.96m x 3.56m)

Kitchen/Diner 12' x 11' (3.66m x 3.35m)

Kitchen Area 11'4" x 6'10" (3.45m x 2.08m)

Landing

Bedroom 1 13'4" x 11'8" (4.06m x 3.56m)

Bedroom 2 11'8" x 10'11" (3.56m x 3.33m)

Bedroom 3 7'2" x 6'10" (2.18m x 2.08m)

Shower Room 7'6" x 6'10" (2.29m x 2.08m)



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

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.

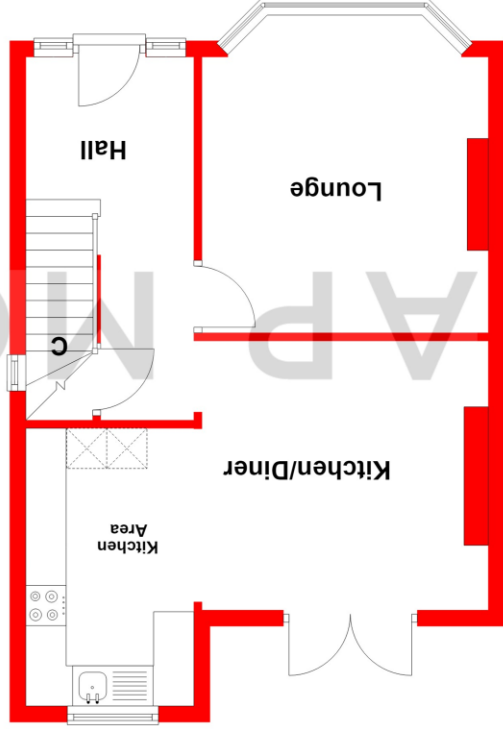
Need a solicitor?

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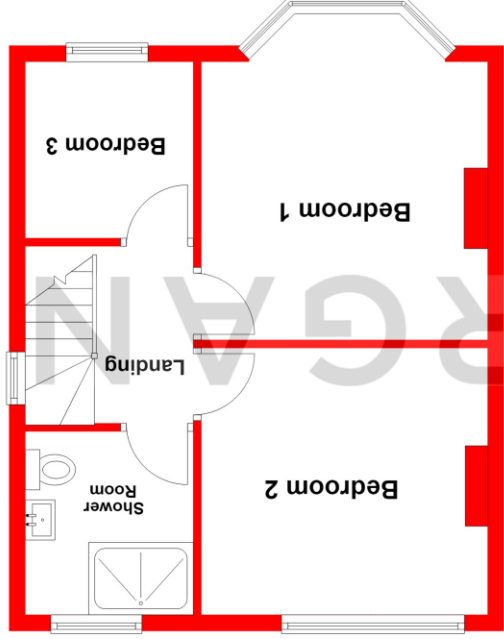
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Ground Floor



First Floor



Total area: approx. 83.0 sq. metres (893.5 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 mis-statement. 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 Planlup.

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