

**AP MORGAN**



**Dixon Close, Enfield, Redditch**  
Offers in excess of £130,000

**Features:**

- Third floor apartment
- Convenient location near town centre
- Allocated parking space
- Spacious lounge/diner & fitted kitchen
- Two double bedrooms
- Family bathroom
- Juliete style balcony
- Pleasant communal gardens & play area

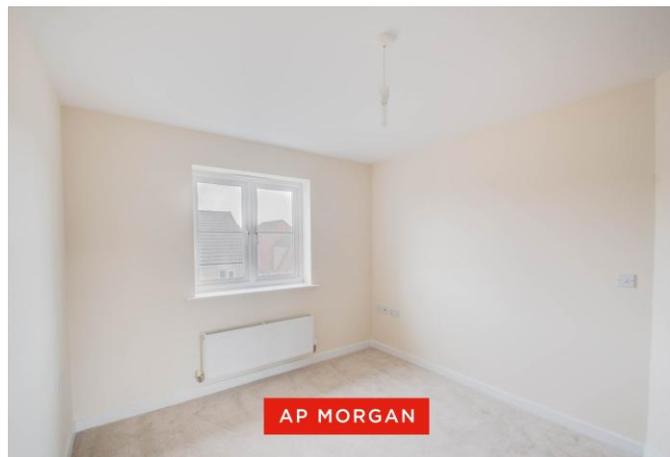
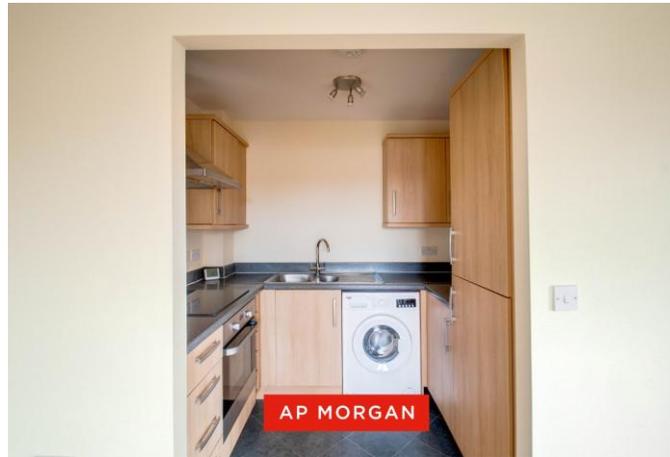
**Description:**

Introducing this well-presented top floor apartment offering two bedrooms, a well-fit kitchen and a great view of the surrounding areas located in Enfield, Redditch.

On arrival, you are presented with a modern residential development providing you with an allocated parking space as well as great communal gardens with a children's play area.

On entry, you will head up to the top floor and into the apartment which initially takes you through the hallway occupying two storage cupboards leading into the lounge/diner offering plenty of space for comfort and convenience, as well as doors opening onto the Juliete style balcony showcasing the wonderful views of the communal garden and the nearby areas of Enfield. The lounge also leads into the kitchen, fit with plenty of storage cupboards, an integrated oven and electric hob with extractor hood and an integrated fridge/freezer. Leading from the hallway are the two double bedrooms, one supplying a built-in sliding door wardrobe for ample storage, as well as the family bathroom with a toilet, wash basin and bathtub with overhead shower.

This well-presented apartment is situated within close proximity to the town centre facilities, railway station, Kingfisher shopping centre, leisure centre, local supermarkets and close links to the M42 and M5 motorways.



**Details:**

**Hall**

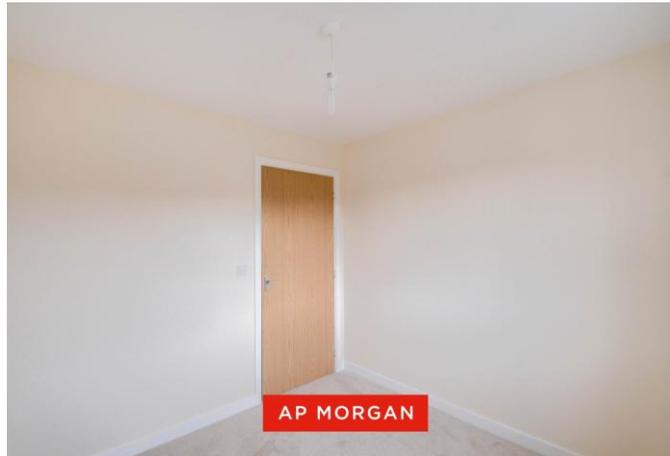
**Lounge/Diner** 20'6" x 10'4" (6.25m x 3.15m)

**Kitchen** 7'11" x 6' (2.41m x 1.83m)

**Bedroom One** 11'3" x 9'8" (3.43m x 2.95m)

**Bedroom Two** 8'9" x 8'4" (2.67m x 2.54m)

**Bathroom** 6'8" x 5'6" (2.03m x 1.68m)

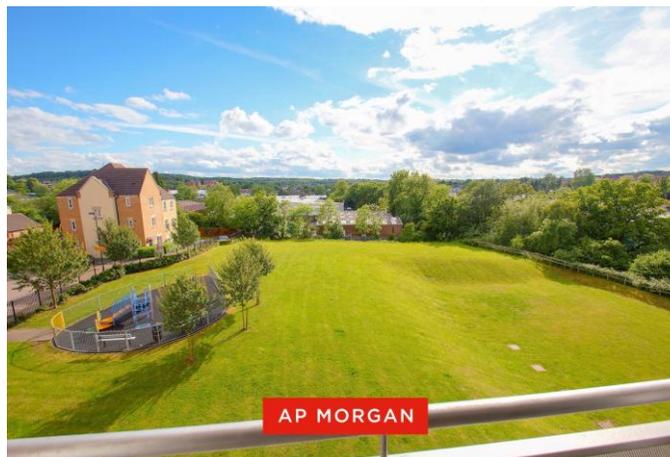


**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (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?

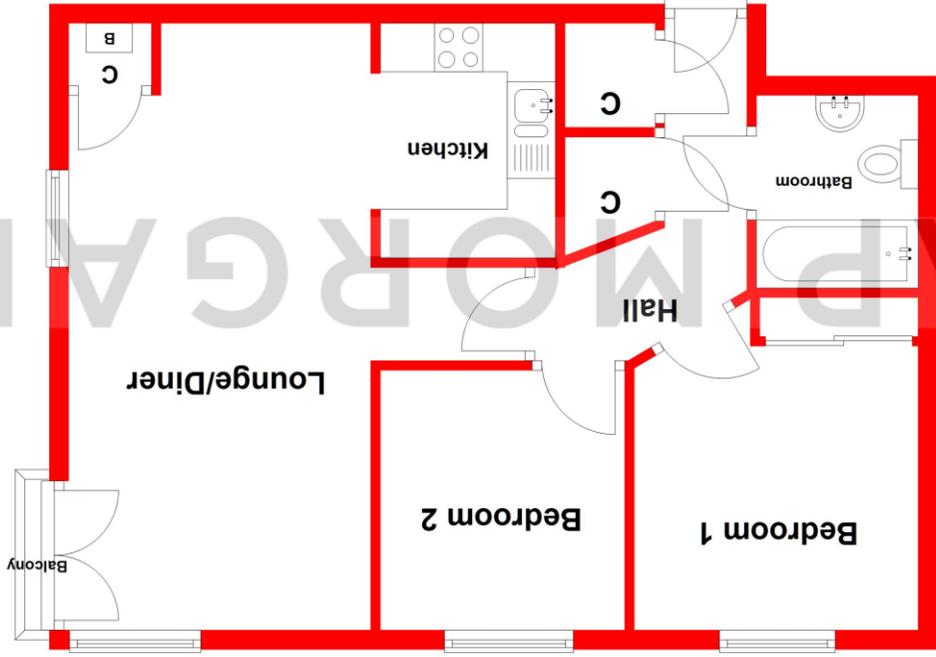
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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.



Approx. 54.0 sq. metres (581.7 sq. feet)

### Third Floor

Total area: approx. 54.0 sq. metres (581.7 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 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 PlanUp.

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