

**AP MORGAN**



**Dolphin Road, Abbeydale, Redditch**  
Offers in excess of £160,000

### Features:

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Easily accessible bungalow
- Two double bedrooms
- Generous lounge space
- Spacious fitted kitchen
- Great sized rear garden
- Large multi-car driveway
- Ideal location

### Description:

Introducing this accessible bungalow situated in Abbeydale, Redditch, offering two double bedrooms, a generously sized lounge, a spacious fitted kitchen, a mobility-friendly bathroom, and a large driveway providing parking for multiple vehicles.

On arrival, the property presents a large gravelled driveway to the front, suitable for 3-4 vehicles and enclosed by fencing along the boundaries.

Upon entering, you are welcomed into the entrance hall, which offers space for coat and shoe storage. To the right is the generously proportioned lounge, featuring a bay window overlooking the front aspect and allowing plenty of natural light to flood the room. The lounge leads through to the fitted kitchen, which offers ample storage and worktop space, room for freestanding appliances, and a door providing access to the rear garden.

Returning through the hallway, there is a versatile utility room/home office with two fitted cupboards and a door leading to the rear garden. This space could also be used as a third bedroom if required.

The two bedrooms are located on the opposite side of the hallway. Both are suitable for double beds and benefit from fitted storage cupboards, with additional space for further furniture. Also accessed from the hallway is the accessible shower room, comprising a shower, wash basin, and WC.

The rear garden features a patio area with a pathway leading to a generously sized lawn that occupies the majority of the garden. The garden is bordered by fencing, mature trees, and shrubbery, providing a pleasant and private outdoor space.



Well situated in Abbeydale, the property is conveniently located close to Redditch Town Centre, which offers a wide range of amenities, including shops, restaurants, bars, and a cinema, as well as local bus and railway stations. The M5 and M42 motorway networks are also easily accessible.

**Details:**

**Hall**

**Lounge** 12' x 5'8" (3.66m x 1.73m)

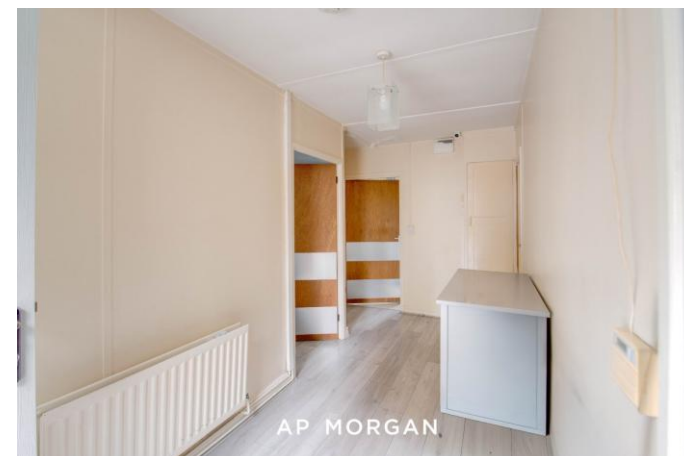
**Kitchen** 12' x 10'1" (3.66m x 3.07m)

**Bedroom One** 12' x 11'11" (3.66m x 3.63m)

**Bedroom Two** 11'11" x 9'8" (3.63m x 2.95m)

**Bedroom Three/Utility** 12' x 7'7" (3.66m x 2.3m)

**Bathroom** 7'11" x 7'11" (2.41m x 2.41m)



**EPC Rating:** C

**Council Tax Band:** A (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

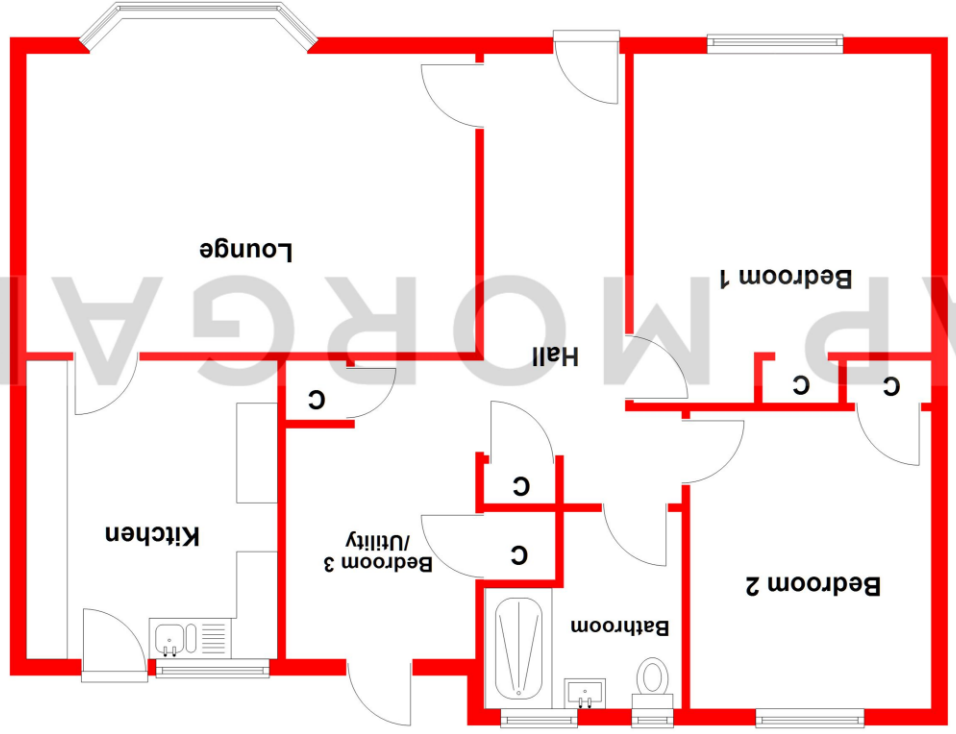
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Ground Floor  
Approx. 84.4 sq. metres (908.8 sq. feet)

Total area: approx. 84.4 sq. metres (908.8 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 PlanLP.

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