

**AP MORGAN**



**Arrow Road South, Lakeside, Redditch**  
Offers in the region of £270,000

**Features:**

- A well-presented semi-detached property
- Three bedrooms
- Spacious living room
- Sitting/dining room
- Family bathroom
- Garage
- Driveway

**Description:**

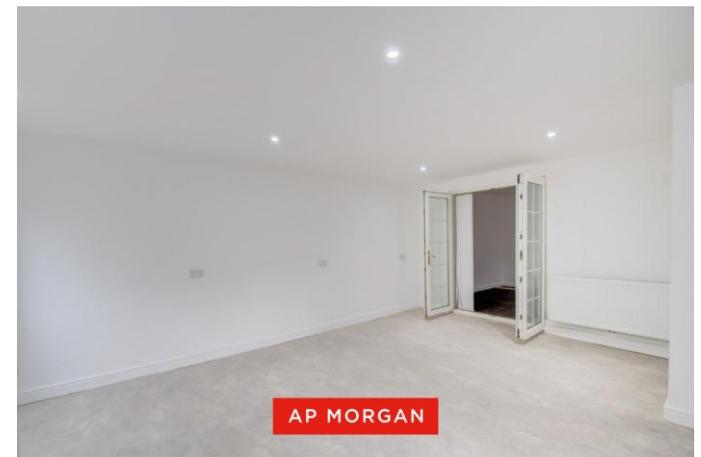
Welcoming you to this well-presented semi-detached property, boasting three bedrooms, two living spaces an extensive, newly fit and extended kitchen/diner and a garage with off-road parking. This property is well-situated in Lakeside, Redditch close to shops, schools and amenities.

To the front of the property is a gated driveway, providing parking for multiple vehicles, a generous front lawn and access to a double gate, which leads to the rear garden and garage.

The ground floor accommodation comprises: an porch, entrance hall with stairs rising to the first-floor landing, a front sitting/dining room, a spacious lounge with a door leading onto the side of the property and featuring new French doors leading into the kitchen. The kitchen is newly modern fitted kitchen, with an integrated hob and sink, along with space for freestanding appliances. This room also provides a great space for a large family dining table, as well as plenty of space for family entertainment and access to the rear garden.

The first-floor landing establishes: Two double bedrooms with space for freestanding wardrobes, a third generous single, and the family bathroom providing a bath, with an overhead shower, wash basin and WC.

To the rear of the property is a garage, and a mature garden, with an initial paved patio area leading to a large lawn, with fenced borders. You can also access the garage from the rear garden.



Well placed in Lakeside, the property is ideally situated for local amenities and walks around Arrow Valley. Redditch Town Centre is a short ride away providing an assortment of amenities along with the bus and train stations. Motorway networks M5 and M42 are easily accessible.

**Details:**

**Porch**

**Hall**

**Sitting/Dining Room** 10'10" x 9'11" (3.3m x 3.02m)

**Lounge** 10'11" x 15'9" (3.33m x 4.8m)

**Kitchen** 19'8" x 19'8" (6m x 6m)

**WC**

**Landing**

**Bedroom 1** 10'11" x 9'11" (3.33m x 3.02m)

**Bedroom 2** 10'11" x 9'11" (3.33m x 3.02m)

**Bedroom 3** 7'10" x 6' (2.4m x 1.83m)

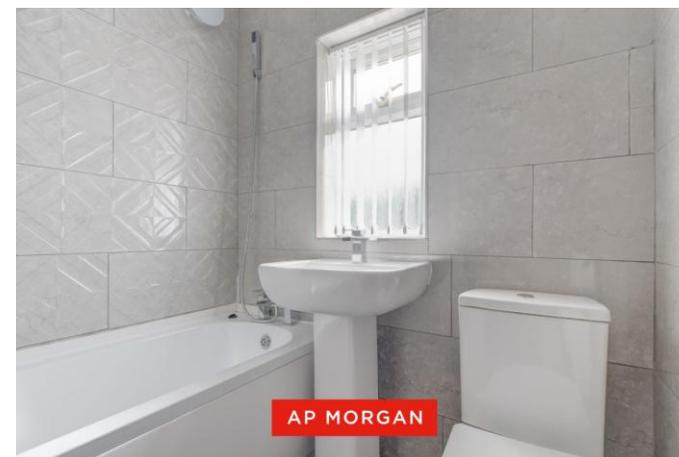
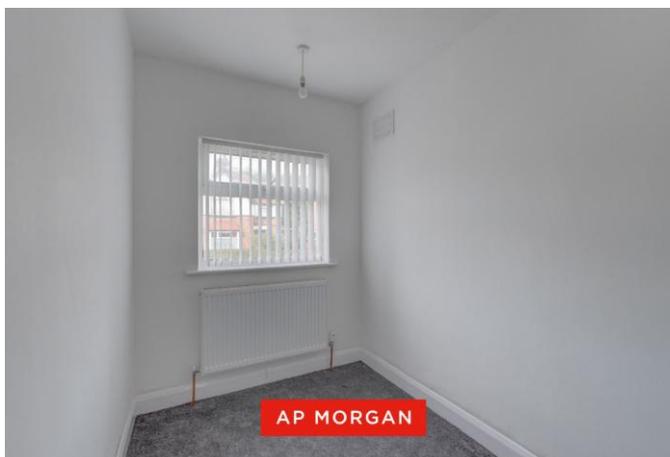
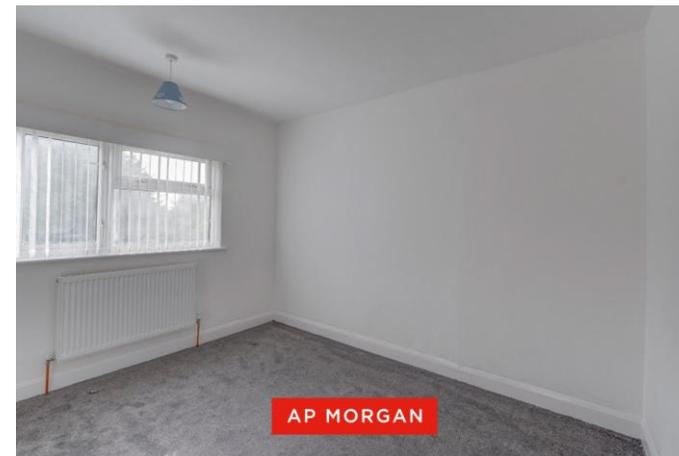
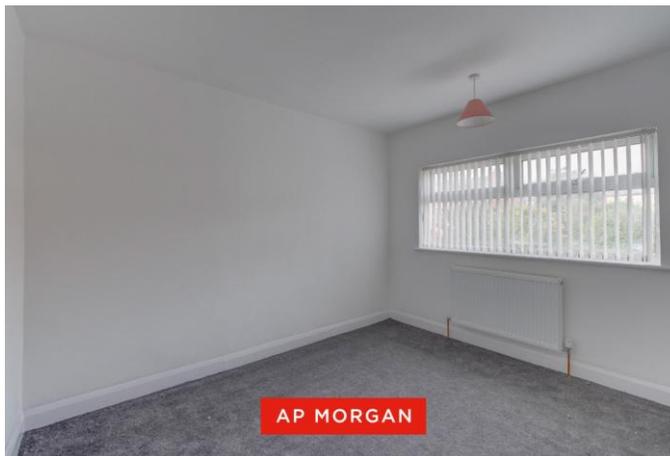
**Bathroom** 4'10" x 5'9" (1.47m x 1.75m)

**EPC Rating:** D

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

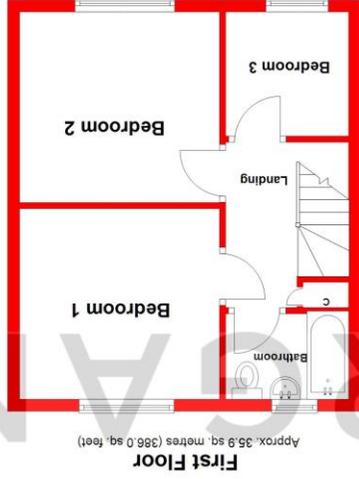
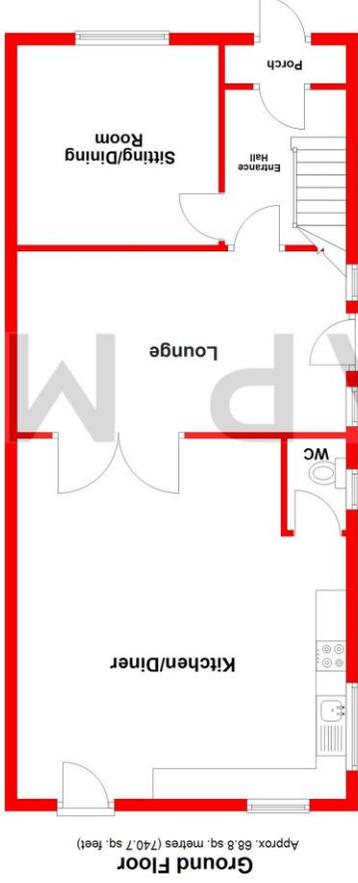
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 104.7 sq. metres (1126.8 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 Planip.

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.