

**AP MORGAN**



**Marton Close, Enfield, Redditch**  
Offers in excess of £278,000

### Features:

- Three-storey family home
- Spacious lounge and kitchen/diner
- Hidden under-stairs storage
- Three generously sized bedrooms
- Family bathroom and top-floor en-suite
- Tiered rear garden
- Driveway parking

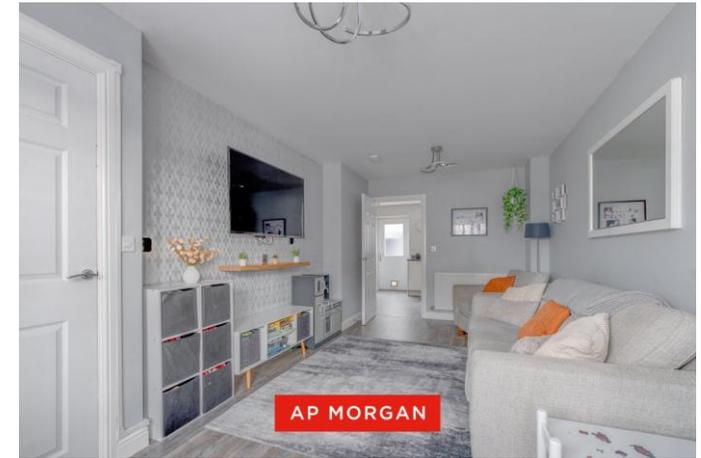
### Description:

This attractive three-storey family home offers well-balanced accommodation, arranged across three floors and ideally suited to modern living. Set within a contemporary residential development, the property enjoys a smart brick frontage, driveway parking and a welcoming entrance hall that immediately gives a sense of space and flow.

On the ground floor, there is a bright and comfortable lounge to the front, a useful cloakroom/WC, and a generous kitchen/diner to the rear. The kitchen/diner provides ample space for both cooking and entertaining, with direct access to the garden, making it a practical and sociable hub of the home. A particular feature of this level is the clever hidden under-stairs storage, ideal for coats, shoes and household items, helping to keep the space clutter-free.

The first floor offers two well-proportioned bedrooms and a modern family bathroom, along with a landing that provides access to a useful storage cupboard. The top floor is dedicated to the principal bedroom suite, featuring a spacious double bedroom, an en-suite shower room and an additional storage area, creating an ideal private retreat.

To the rear, the property benefits from a tiered garden with fenced boundaries, offering defined areas for seating and outdoor enjoyment, as well as space for planting. The garden includes a patio area, raised sections, making it both functional and adaptable to a variety of uses. With its versatile accommodation, modern layout and convenient outdoor space, this home would appeal to a wide range of buyers, including first-time purchasers, growing families and investors alike.



Centrally placed for easy access to the town centre amenities, including retail parks, supermarkets, Kingfisher Shopping Centre, bars, restaurants, and cinema along with the local bus and train stations. The property is also well situated for local walks around Forge Mill Needle Museum, local schools and access to motorway links (M42 and M5)

**Details:**

**Hall**

**Lounge** 17'10" x 10'2" (5.44m x 3.1m) max dimensions

**Kitchen/Diner** 9'9" x 13'5" (2.97m x 4.1m)

**WC** 6'9" x 3'1" (2.06m x 0.94m)

**Landing**

**Bedroom 2** 11'3" x 13'5" (3.43m x 4.1m) max dimensions

**Bedroom 3** 10'2" x 7' (3.1m x 2.13m)

**Bathroom** 5'11" x 7' (1.8m x 2.13m)

**Bedroom 1** 13'1" x 10' (4m x 3.05m) max dimensions

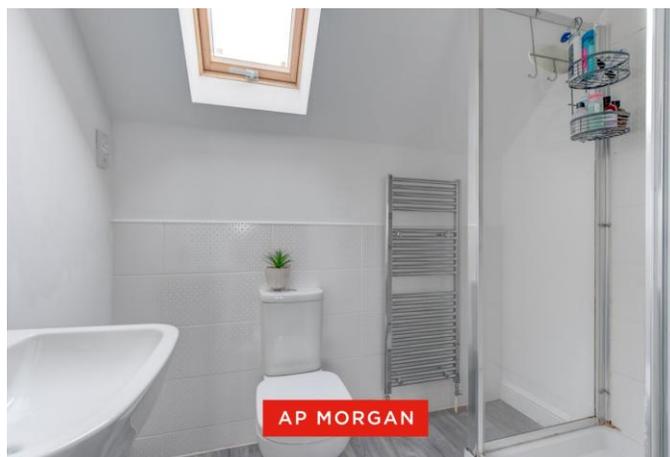
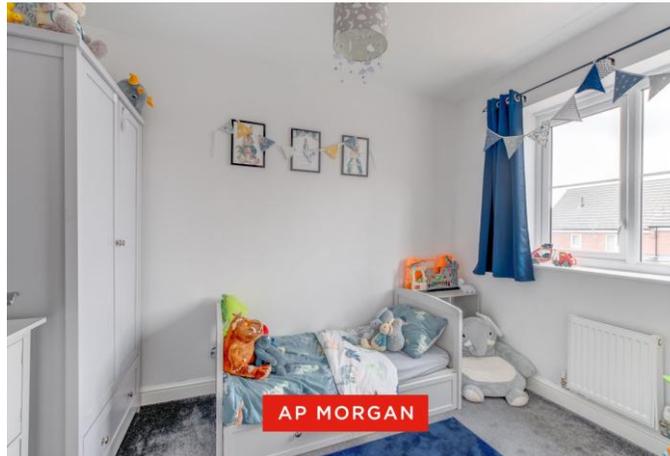
**Ensuite** 4'8" x 7'3" (1.42m x 2.2m)

**EPC Rating:** B

**Council Tax Band:** C (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?

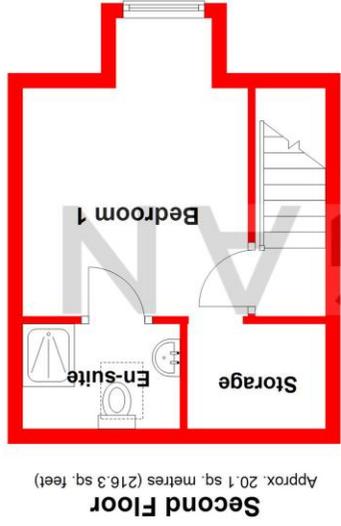
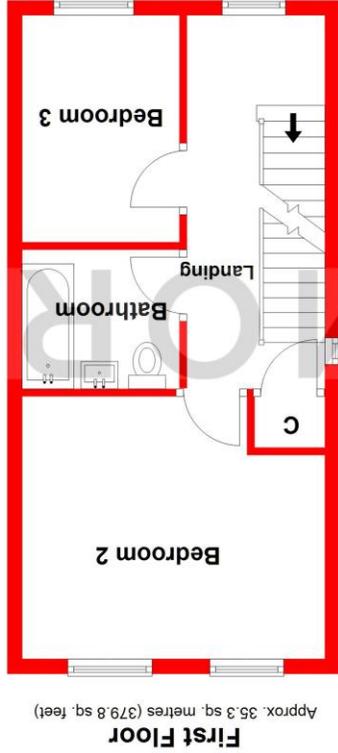
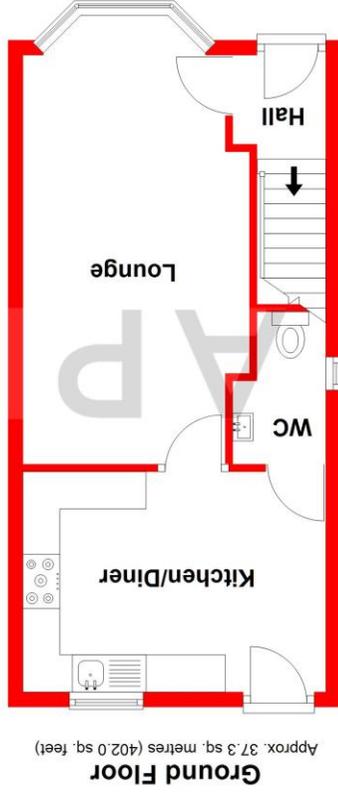
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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. 92.7 sq. metres (998.1 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 PlanUp.



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