

AP MORGAN



Harport Road, Greenlands, Redditch
Offers in excess of £300,000

Features:

- Beautifully presented semi-detached home
- Fully refurbished throughout
- Modern kitchen/diner
- Spacious lounge
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Driveway for multiple vehicles and garage
- Enclosed garden with decking and pond

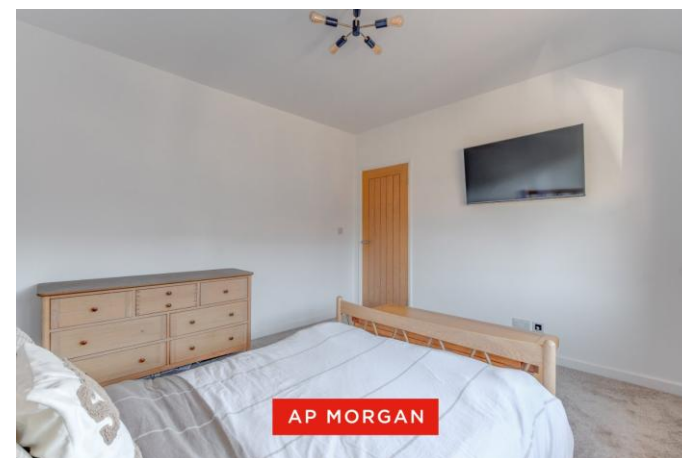
Description:

This beautifully presented, fully refurbished family home offers stylish, modern living both inside and out. Finished to a high standard throughout, the property is ideal for buyers seeking a turnkey home with generous outdoor space and excellent parking provision.

The accommodation is thoughtfully arranged, with a welcoming entrance hall leading to a comfortable lounge, perfect for relaxing evenings. To the rear, a contemporary kitchen/diner forms the heart of the home, providing an excellent space for everyday family life and entertaining. The kitchen is well-appointed with modern fittings and enjoys views and access out to the garden. A convenient ground floor WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, all presented in fresh, neutral décor, alongside a modern family bathroom finished with quality fixtures and fittings. The refurbishment extends throughout the home, ensuring a bright, cohesive feel with no work required for the incoming owner.

Externally, the property truly excels. To the front, a spacious driveway provides off-road parking for multiple vehicles and a detached garage, offering additional storage or secure parking. The rear garden is attractively landscaped, featuring a well-maintained lawn, a raised decking area ideal for outdoor dining and entertaining, and a charming pond that adds a tranquil focal point to the space. Fully enclosed, the garden offers privacy and is perfect for families, pets, or those who enjoy outdoor living.



Overall, this is an exceptional opportunity to acquire a fully refurbished home with excellent parking, garage facilities, and a beautifully designed garden, all ready to move straight into.

Situated in a sought-after area of Redditch the property is well within reach of popular schooling, as well as a selection of shops including a convenience supermarket, takeaways, and post office. Excellent road transport links via major highways are a few minutes from the house leading to surrounding areas and the M42. Buses run along the Studley Road which will take you to the main town centre for further amenities.

Details:
Hall

Lounge 11'6" x 11'4" (3.5m x 3.45m)

Kitchen/Diner 13'5" x 18' (4.1m x 5.49m) max dimensions

WC 5'1" x 2'8" (1.55m x 0.81m)

Landing

Bedroom 1 13'5" x 10' (4.1m x 3.05m)

Bedroom 2 11'6" x 11'11" (3.5m x 3.63m)

Bedroom 3 10'3" x 7'5" (3.12m x 2.26m)

Bathroom 7'11" x 5'11" (2.41m x 1.8m)

EPC Rating: D

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

Property to sell?

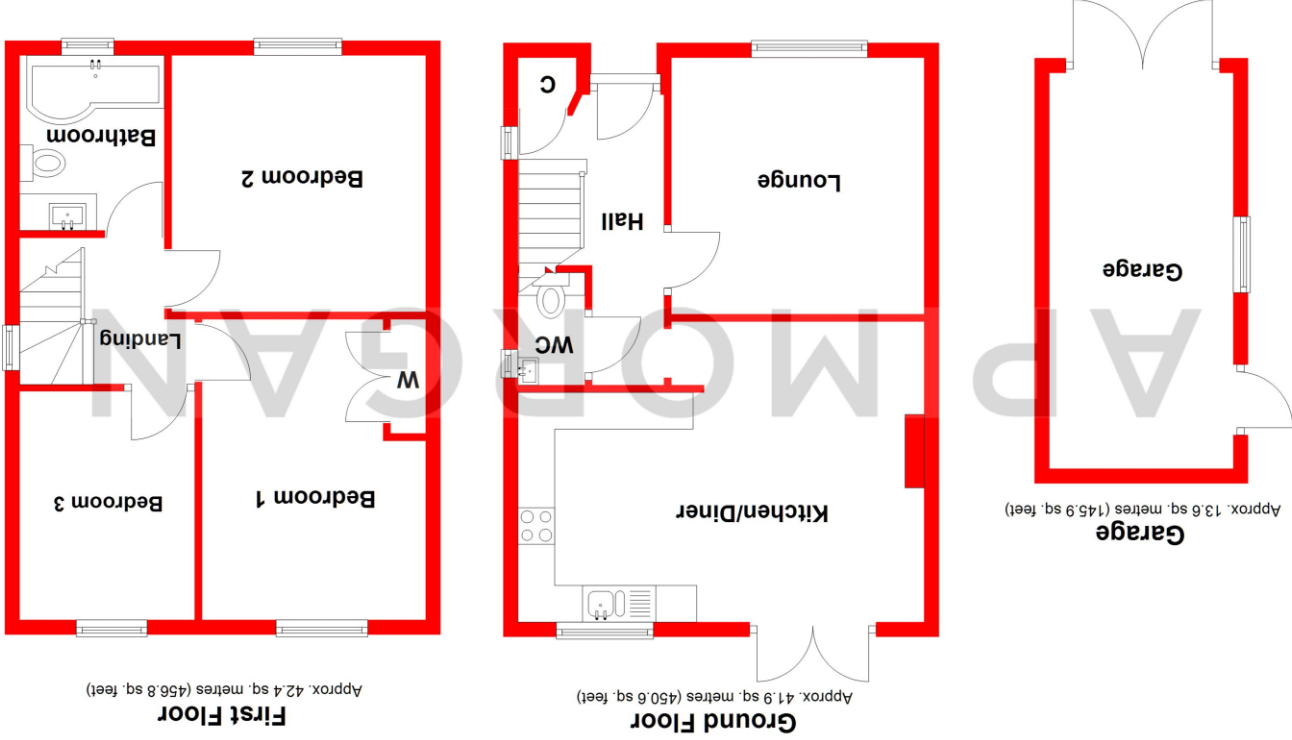
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 97.9 sq. metres (1053.3 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.

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.