

AP MORGAN



**Harpot 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.



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## Identity Checks

**First Floor**

Approx. 42.4 sq. metres (450.6 sq. feet)

Approx. 13.6 sq. metres (145.9 sq. feet)

Approx. 41.9 sq. metres (450.6 sq. feet)

Approx. 13.6 sq. metres (145.9 sq. feet)

**Ground Floor**

Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

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Plan produced using PlanUp.

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 viewings, 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. 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.

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How can we help you?