

AP MORGAN



Marton Close, Enfield, Redditch
Offers in excess of £240,000

Features:

- End of terrace
- Two spacious bedrooms
- Generous lounge with log burner
- Modern fit kitchen
- Great rear garden
- Multi-car driveway
- Sought-after location
- Close to town centre, schools and transport links

Description:

Introducing this well-presented end-of-terrace home, offering two spacious bedrooms, a generously sized lounge, a well-fitted modern kitchen, a great rear garden, and the added benefit of off-road parking, situated in Enfield, Redditch.

On arrival, the property presents a driveway suitable for multiple cars, along with a small, low-maintenance lawn adding greenery to the frontage. The side of the property also provides an ideal space for bin storage.

Upon entry, the ground floor leads into the hallway, comprising stairs ascending to the first floor with a cupboard underneath, ideal for coat and shoe storage, as well as a WC. To the right of the hall is the kitchen, offering ample storage and worktop space, an integrated oven with gas hob and extractor hood, and a dishwasher. Returning through the hall, you are led into the lounge — a generous space for comfort and entertaining — featuring a log burner within the chimney breast, fitted cabinets to the side, and a door opening onto the rear garden.

The first floor leads onto the landing, which includes an airing cupboard and access to the two bedrooms. Both are generous doubles with fitted sliding-door wardrobes, providing excellent storage and space-saving benefits. The bathroom is also situated on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.

The rear garden initially opens onto a patio area with a pergola, offering a great space for outdoor furniture and dining, as well as a shed ideal for garden storage. The



remainder of the garden is laid to lawn, providing a wonderful space to play and relax in the warmer months, and is bordered by fencing.

Situated in Enfield, Redditch, this property offers easy access to town centre amenities, including retail parks, supermarkets, the Kingfisher Shopping Centre, bars, restaurants, and a cinema, along with local bus and train stations. The property is also well positioned for local walks around Forge Mill Needle Museum, nearby schools, and convenient access to motorway links (M42 and M5).

Details:

Hall

Kitchen 9' x 8'11" (2.74m x 2.72m)

WC

Lounge 10'5" x 15'9" (3.18m x 4.8m)

Landing

Bedroom One 9'5" x 13'6" (2.87m x 4.11m)

Bedroom Two 10'8" x 9'6" (3.25m x 2.9m)

Bathroom 7'2" x 6' (2.18m x 1.83m)

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

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?

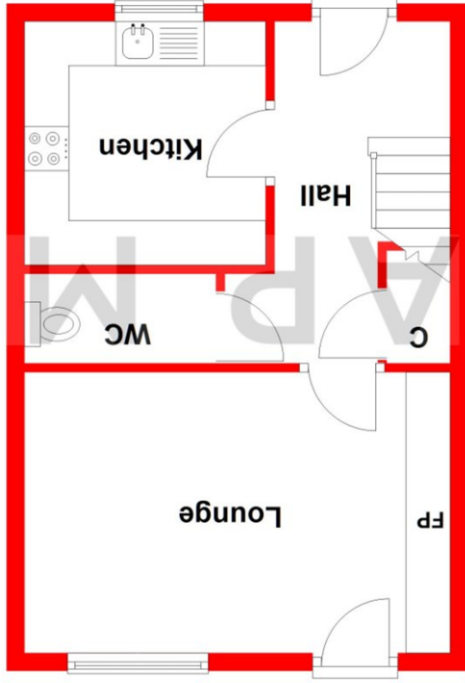
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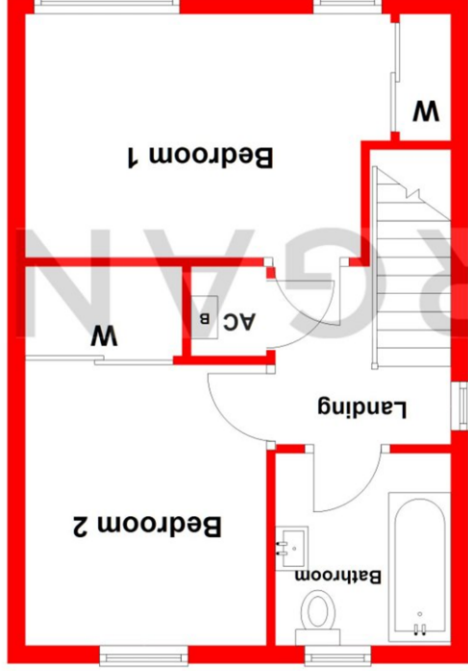
Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 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 misstatement. 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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