

AP MORGAN



Barlich Way, Lodge Park, Redditch
Offers in excess of £300,000

Features:

- **Offered with no onward chain**
- Well-presented detached family home
- Open-plan lounge and dining area
- Conservatory off dining room
- Kitchen with side access to driveway
- Three bedrooms
- Modern shower room and guest WC
- Driveway and garage
- Enclosed rear garden

Description:

Situated in a quiet and sought-after cul-de-sac in Lodge Park, Redditch, this well-presented detached home is offered to the market with no onward chain. The property benefits from a private driveway providing off-road parking, along with a garage, offering both convenience and additional storage.

Internally, the home offers a well-balanced and versatile layout. The ground floor features a spacious lounge leading through to a dining area, with the conservatory flowing directly off the dining room—creating a bright and sociable open-plan feel that is perfect for both everyday living and entertaining. The kitchen is well-positioned and benefits from additional access, leading out to the driveway at the side of the property, adding practicality for day-to-day use.

Upstairs, the property provides three well-proportioned bedrooms arranged around a central landing, along with a contemporary shower room. The accommodation is ideal for families, professionals, or those looking to downsize without compromising on space.

Externally, the property enjoys an attractive and enclosed rear garden, designed for low-maintenance enjoyment, with a patio seating area and lawn—perfect for outdoor dining and relaxing in warmer months. A useful side gate provides convenient access to the garden, while the combination of driveway and garage further enhances the practicality of this appealing home.



Well placed in Lodge Park, the area is popular for a variety of well-regarded local schooling, shops, supermarkets, and takeaways. Redditch Town Centre is a short walk away boasting an assortment of further amenities including shops, restaurants, and cinema, along with the local bus and train stations.

Details:

Hall

WC 3'4" x 4'2" (1.02m x 1.27m)

Lounge 12'8" x 15'9" (3.86m x 4.8m)

Dining Room 10' x 8'9" (3.05m x 2.67m)

Kitchen 9'1" x 9'11" (2.77m x 3.02m)

Conservatory 11'2" x 8'7" (3.4m x 2.62m) max dimensions

Landing

Bedroom 1 11'3" x 13'1" (3.43m x 4m) max dimensions

Bedroom 2 8'6" x 13' (2.6m x 3.96m) max dimensions

Bedroom 3 8'4" x 8'2" (2.54m x 2.5m)

Shower Room 5'6" x 8' (1.68m x 2.44m)

Garage 19'11" x 8'4" (6.07m x 2.54m)

EPC Rating: C

Council Tax Band: D (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?

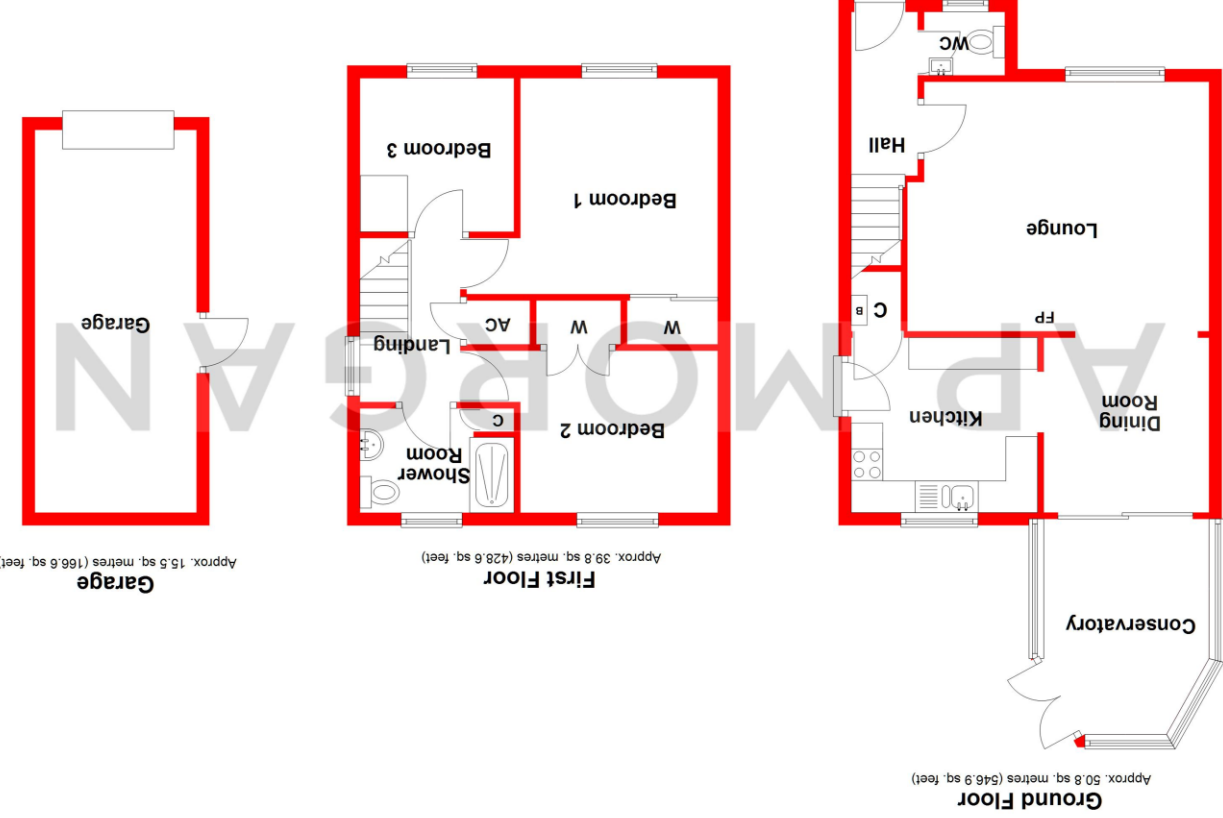
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



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.