

AP MORGAN



Crabtree Close, Lodge Park, Redditch
Offers in the region of £215,000

Features:

- **No onward chain**
- Mid-terrace home
- Lounge & kitchen/diner
- Three bedrooms
- Ground floor WC
- Enclosed rear garden, with gate access to Lodge Pool
- Communal parking
- Popular residential location

Description:

****Offered with no onward chain****

This well-presented mid-terrace home offers comfortable and practical living space, ideal for first-time buyers, downsizers or investors alike.

The ground floor features a welcoming lounge with a pleasant outlook to the front, creating a cosy yet functional living area. To the rear is a spacious kitchen/diner, offering ample room for both everyday dining and entertaining. The kitchen provides good storage and worktop space and opens directly onto the rear garden.

Additional practicality is provided by a ground floor WC and useful storage areas.

Upstairs, the first floor comprises three well-proportioned bedrooms, making the property suitable for families, home working or guest accommodation. One of the bedrooms enjoys a pleasant outlook overlooking the Lodge pool area from the bedroom window. A family bathroom completes the accommodation, serving all bedrooms from the central landing.

Externally, the property benefits from an enclosed rear garden with patio and lawn areas, offering a private outdoor space for relaxing or gardening and a rear gate giving access to the local pool area. To the front, there is access to communal parking, providing convenient parking for residents and visitors.

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:

Porch 6'7" x 4'6" (2m x 1.37m)

Lounge 12' x 17'11" (3.66m x 5.46m)

Kitchen/Diner 11'1" x 17'11" (3.38m x 5.46m) max dimensions

WC 5'7" x 2'10" (1.7m x 0.86m)

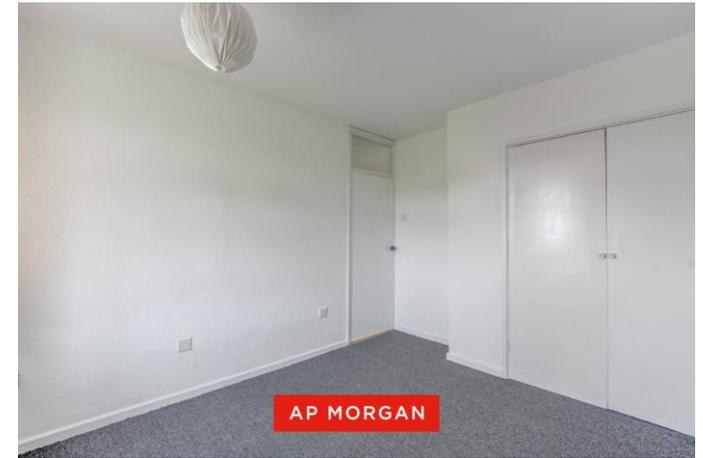
Landing

Bedroom 1 11'9" x 9'11" (3.58m x 3.02m)

Bedroom 2 11'1" x 10' (3.38m x 3.05m)

Bedroom 3 8'8" x 7'8" (2.64m x 2.34m) max dimensions

Bathroom 7'11" x 7'9" (2.41m x 2.36m) max dimensions



EPC Rating: D

Council Tax Band: B (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.

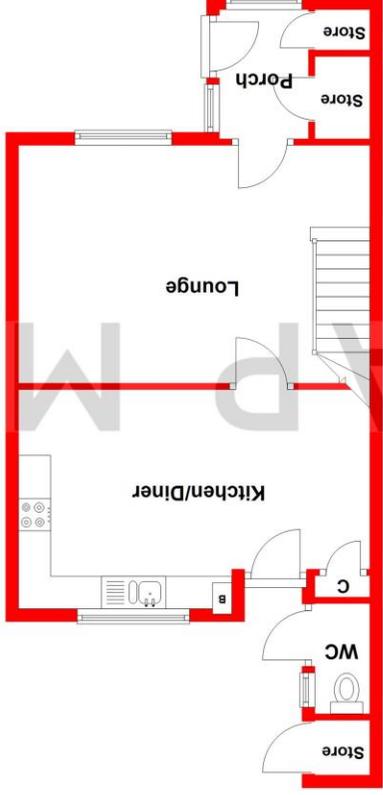
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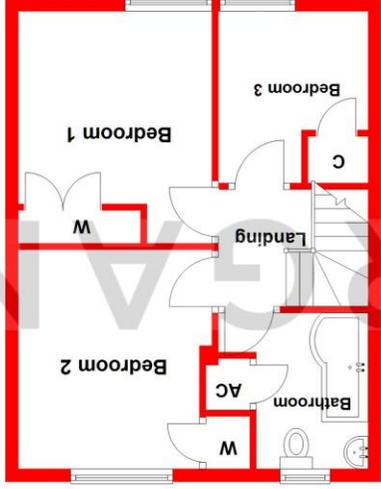
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Ground Floor
Approx. 488.4 sq. feet



First Floor
Approx. 414.9 sq. feet



Total area: approx. 903.4 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 Planipz.

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