

AP MORGAN



**Melen Street, Enfield, Redditch**  
Offers in excess of £200,000

**Features:**

- End of terrace
- Newly refurbished throughout
- Three generous sized bedrooms
- Spacious living areas
- Period features
- Low maintenance rear garden
- On-street parking
- Close to shops, amenities and schools

**Description:**

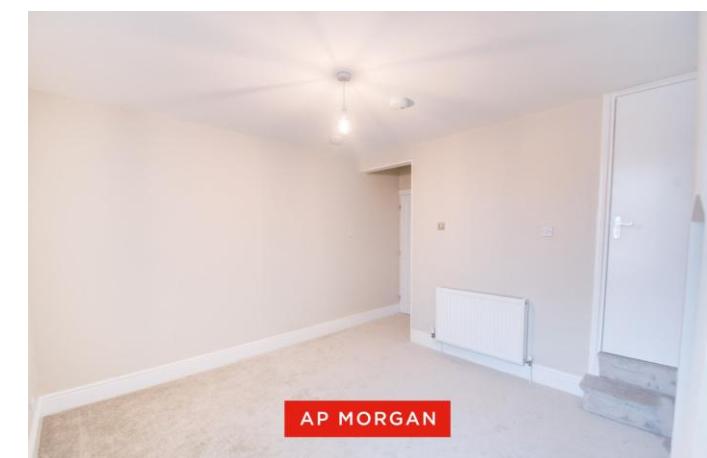
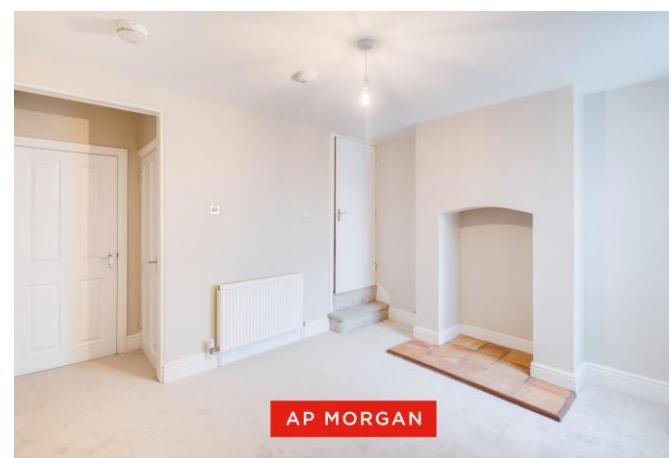
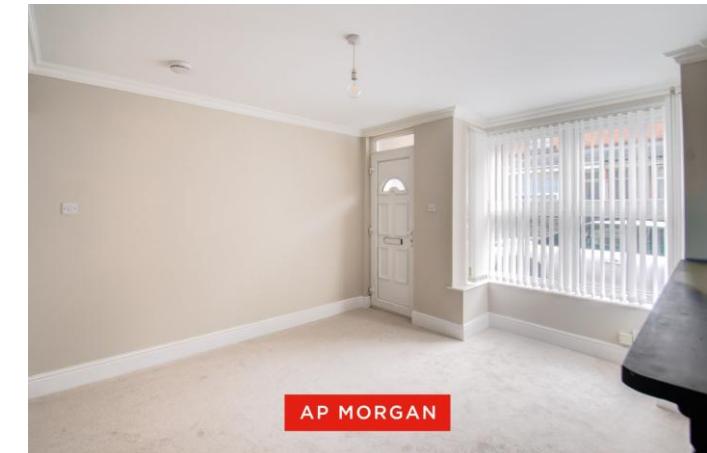
Welcoming you to this well-presented, newly refurbished end-of-terrace property, featuring three generously sized bedrooms—one with an en-suite—spacious living areas, a well-fitted kitchen, and a low-maintenance garden, situated in Enfield, Redditch.

On arrival, the property offers on-street parking to the front, with a side gate entrance providing direct access to the rear garden, as well as a small front patio by the entrance.

Upon entry, the ground floor leads into the lounge, featuring a bay window that allows plenty of natural light to flow through, along with a closed feature fireplace that adds character from the outset. The lounge leads into the dining room, which benefits from a large storage cupboard and ample space for a family dining table, as well as a door providing access to the stairs rising to the first floor and the kitchen.

The kitchen is well-fitted with ample storage cupboards and worktop space, and includes an integrated oven, four-burner gas hob with extractor hood, a freestanding dishwasher, and a washing machine. The kitchen also provides access to the rear garden and the bathroom, which is fitted with a toilet, wash basin, and bathtub with overhead shower, along with a cupboard housing the boiler.

The first floor comprises a small landing leading to two spacious double bedrooms, both offering ample room for comfort and storage. From the landing, stairs rise to the second floor, which features the third bedroom—another generous double—benefiting from a spacious en-suite fitted with a toilet, wash basin, and bathtub with overhead shower.



The rear garden is mostly paved, with a stoned area at the back, making it low maintenance and offering ample space for garden furniture and potted plants. There is also a side gate providing access to the side of the property, as well as a gate leading back to the front.

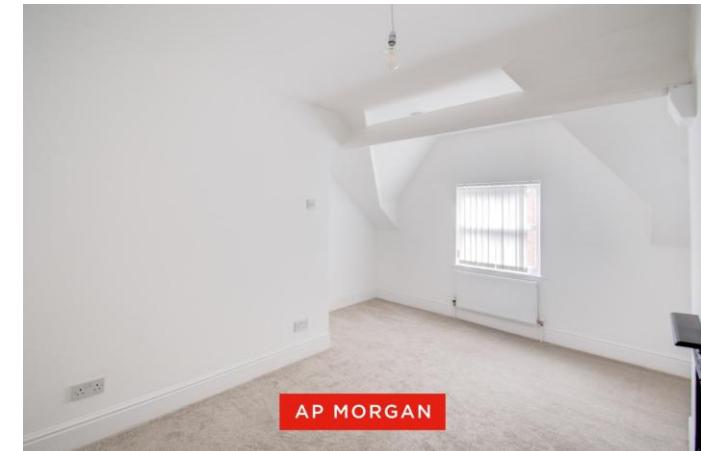
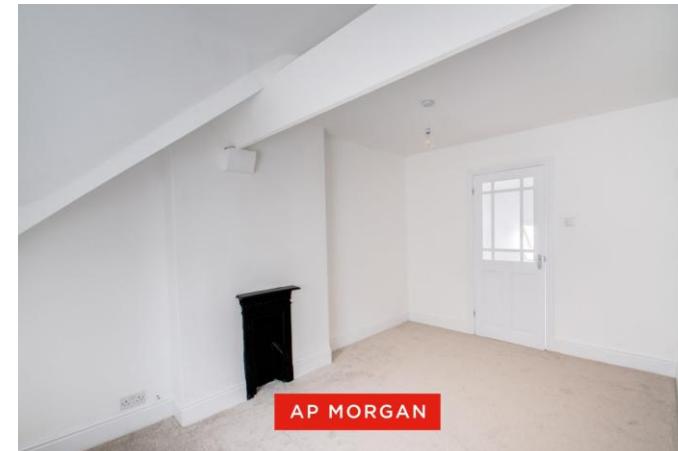
Situated in Enfield, Redditch, the property is conveniently located near excellent transport links, including the railway and bus stations, as well as the Kingfisher Shopping Centre, supermarkets, cinema, and well-regarded local schools.

**Details:**

**Lounge** 10'10" x 11'10" (3.3m x 3.6m)



**Dining Room** 13'11" x 11'10" (4.24m x 3.6m)



**Kitchen** 12'1" x 6'8" (3.68m x 2.03m)

**Bathroom** 6'7" x 7'6" (2m x 2.29m)

**Landing**

**Bedroom One** 14'3" x 11'10" (4.34m x 3.6m) Both max



**En-suite** 6'8" x 11'5" (2.03m x 3.48m)

**Bedroom Two** 10'9" x 11'9" (3.28m x 3.58m)

**Bedroom Three** 10'10" x 11'11" (3.3m x 3.63m)

**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.

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## Need a solicitor?

## Identity Checks

- If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, 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.

A detailed floor plan of a ground floor. The layout includes a Lounge with a sofa and a chair, a Storage area with a small table, a Dining Room with a table and chairs, a Kitchen with a sink, stove, and a small dining table, and a Bathroom with a toilet, a bidet, a sink, and a shower. The plan is enclosed in a red border. A compass rose is located in the bottom right corner, and a large watermark 'APD' is centered over the plan.

**Second Floor**

Approx. 22.9 sq. metres (246.4 sq. feet)

**Total area: approx. 91.0 sq. metres (97.2 sq. feet)**

Plan produced using PlanGrid

sure the accuracy of the layout or dimensions shown here and no liability or responsibility for inaccuracy can be given.

portion of mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, rooms, and any other items are approximate and no guarantee is given.

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