

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)

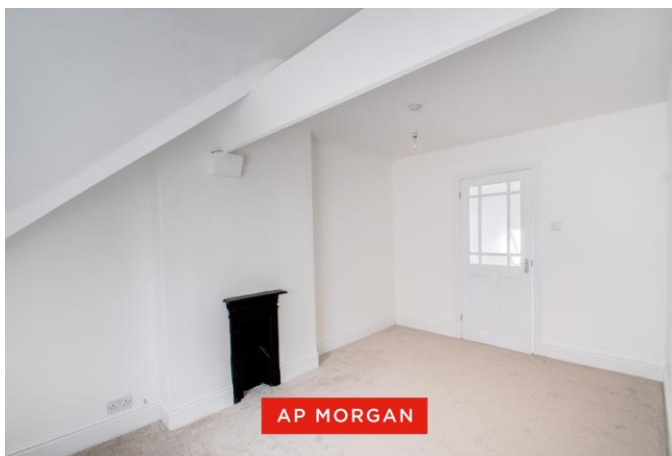
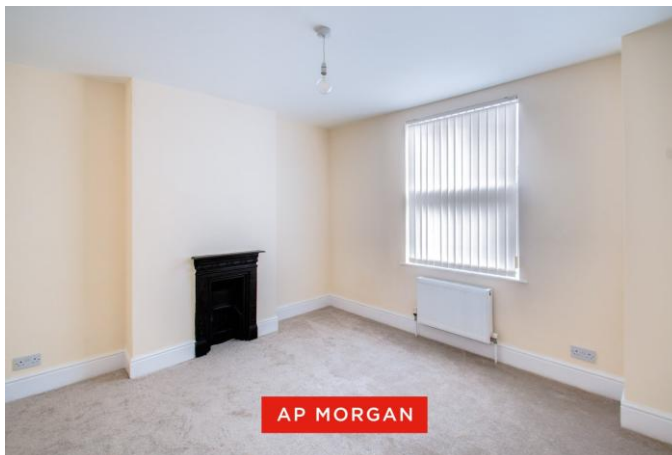
Bedroom Three 10'10" x 11'11" (3.3m x 3.63m)

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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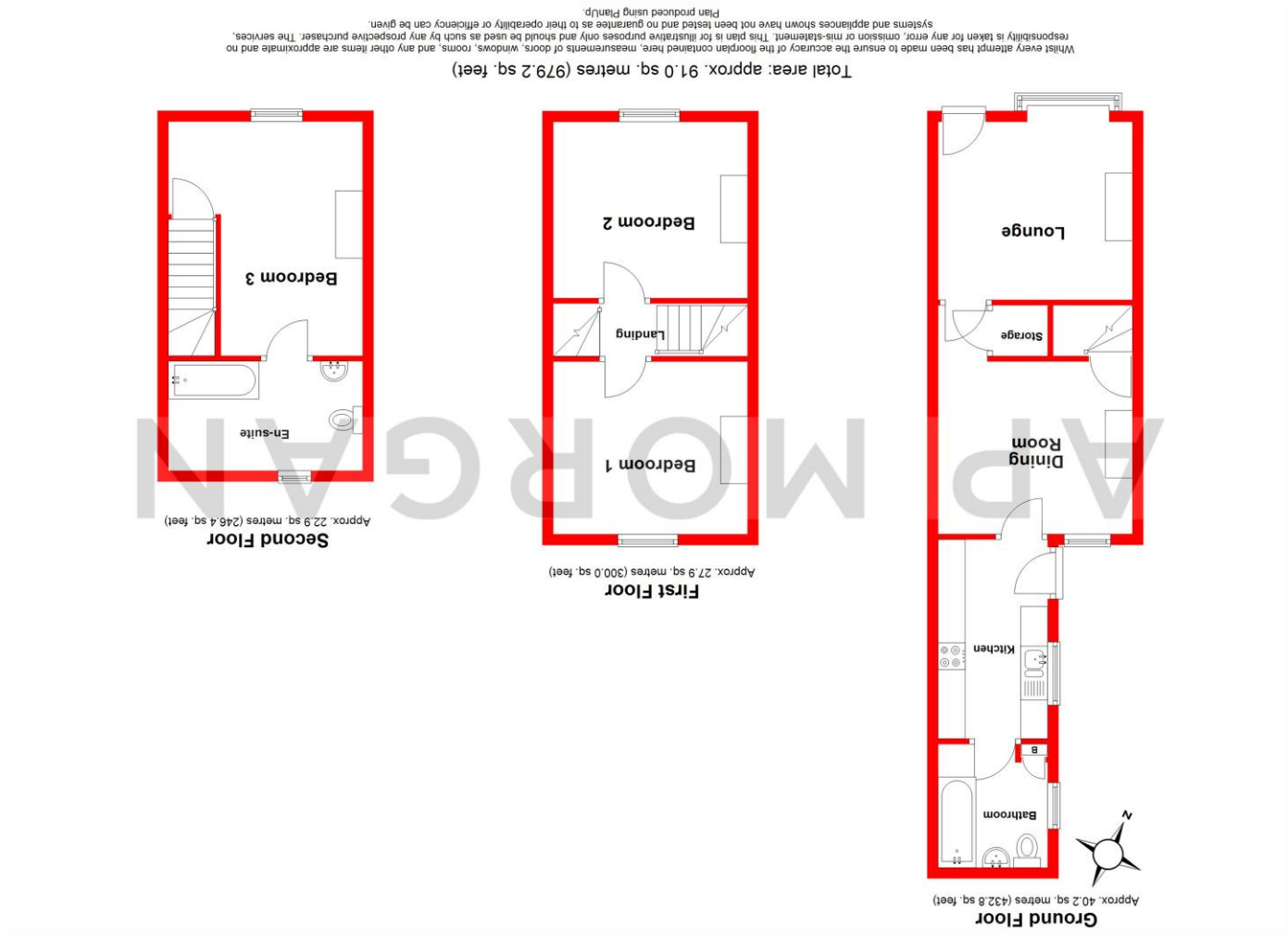
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