

AP MORGAN



Harport Road, Greenlands, Redditch
Offers in the region of £300,000

Features:

- ****Offered with no onward chain****
- Beautifully presented semi-detached home
- Three bedrooms
- Fully renovated throughout
- Smart lighting in all rooms
- Modern kitchen/diner
- Large garden and driveway
- Garage with new roof and remote roller door

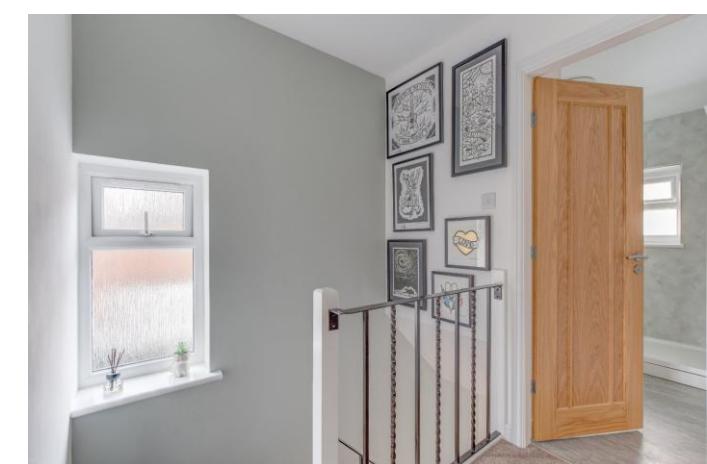
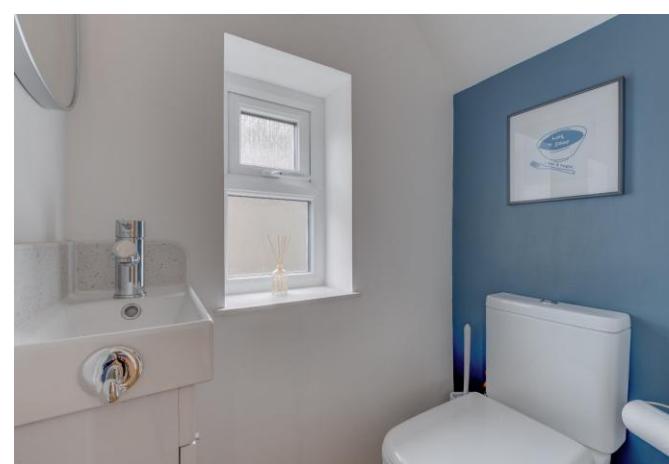
Description:

Situated in the popular residential area of Greenlands, Redditch, this beautifully presented home has been fully renovated to a high standard and is offered with no onward chain, making it an ideal purchase for buyers seeking a smooth and stress-free move. The property has benefited from extensive improvements in recent years, including a full rewire, new windows and doors, and smart lighting throughout, delivering a modern, efficient and stylish living environment.

The accommodation begins with a welcoming entrance hall featuring custom-built understairs storage, thoughtfully designed to maximise space and practicality. The ground floor flows effortlessly into a comfortable lounge and a contemporary kitchen/diner, perfect for both everyday living and entertaining. The kitchen/diner offers a modern layout with quality finishes, creating a bright and functional hub of the home.

To the first floor are well-proportioned bedrooms and a modern shower room, all finished to a consistent, high standard that reflects the care and attention invested in the renovation. The smart lighting system extends throughout the property, offering convenience and flexibility at the touch of a button.

Externally, the property continues to impress. To the front is a driveway providing off-road parking, while to the rear is a pleasant, private garden with a combination of paved seating areas and lawn, ideal for relaxing or entertaining. The detached garage has been significantly upgraded with a new roof and a remote-controlled roller door, offering secure parking or excellent additional storage.



Situated in a sought-after area of Redditch the property is well within reach of popular schooling, as well as a selection of shops including a convenience supermarket, takeaways, and post office. Excellent road transport links via major highways are a few minutes from the house leading to surrounding areas and the M42. Buses run along the Studley Road which will take you to the main town centre for further amenities.

Details:

Hall

Lounge 10'9" x 12' (3.28m x 3.66m)

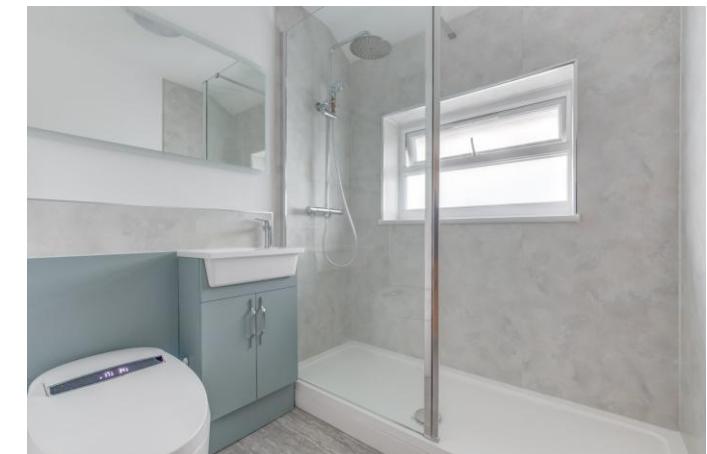


Kitchen/Diner 11'10" x 18'4" (3.6m x 5.6m)

WC 4' x 2'7" (1.22m x 0.79m)

Landing

Bedroom 1 10'10" x 11'11" (3.3m x 3.63m) max dimensions



Bedroom 2 12' x 10'10" (3.66m x 3.3m) max dimensions

Bedroom 3 8'10" x 7'1" (2.7m x 2.16m)

Shower Room 7'3" x 5'11" (2.2m x 1.8m)



EPC Rating: C

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?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and 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.wisermortgagelodgeadvice.co.uk

Need a mortgage?

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 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.

Property to sell?

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.

Need a solicitor?

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 £39 + 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.

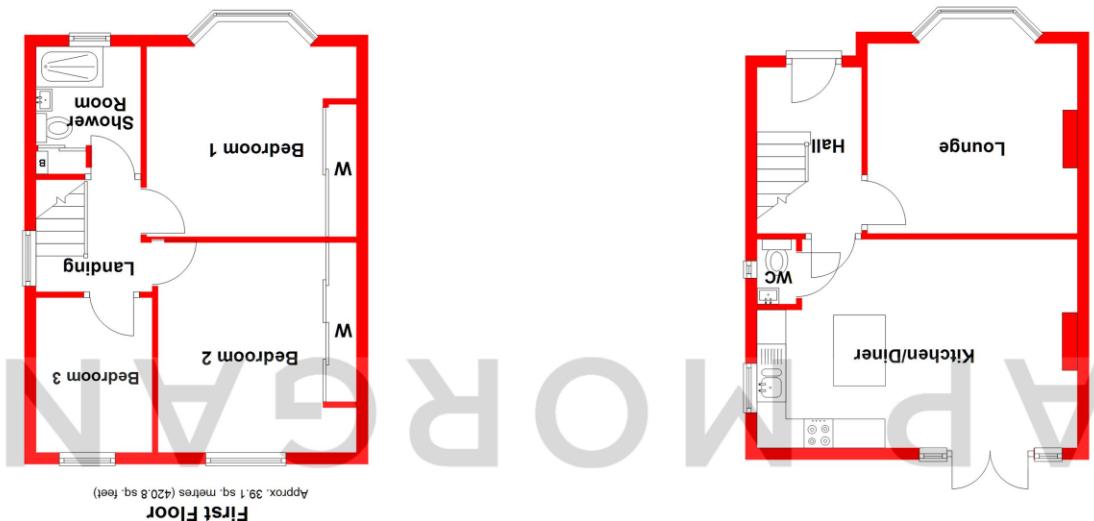
Identity Checks

Underpinning checks on all those buying a property will conduct a non-refundable fee. These checks 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.

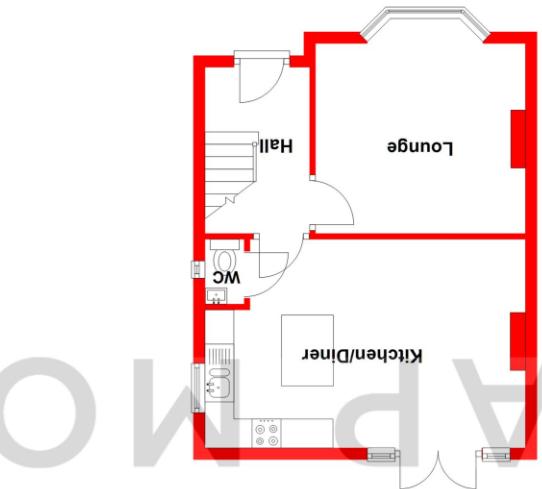
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Ground Floor
Approx. 54.6 sq. metres (587.2 sq. feet)



First Floor
Approx. 93.7 sq. metres (1008.1 sq. feet)



Second Floor
Approx. 39.1 sq. metres (420.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 is given.

Plan produced using PlanIt.

Total area: approx. 93.7 sq. metres (1008.1 sq. feet)