

**AP MORGAN**



**Red Hill, Lodge Park, Redditch**  
Offers in excess of £240,000

**Features:**

- \*\*Offered with no onward chain\*\*
- Split-level layout
- Kitchen/diner
- Spacious lounge
- Three bedrooms
- Family bathroom + WC
- Driveway parking
- Private rear garden

**Description:**

Offered to the market with no onward chain, this well-proportioned split-level home presents an excellent opportunity for buyers seeking flexible living space in a convenient setting.

The ground floor accommodation comprises a welcoming entrance porch leading through to a spacious kitchen/diner, ideal for everyday living and entertaining. A useful ground floor WC adds practicality, while the split-level design flows through to a generous lounge area, providing a comfortable and versatile living space with a pleasant outlook over the rear garden.

Upstairs, the property offers three well-sized bedrooms arranged over two levels, allowing for a sense of separation and privacy. The main bedroom is particularly spacious, complemented by two further bedrooms and a family bathroom accessed from the landing.

Externally, the property benefits from a private driveway to the front, offering off-road parking. To the rear, there is an enclosed garden featuring a patio and raised decking area, ideal for outdoor dining and relaxing, with the remainder laid to lawn and bordered by mature planting.

Situated in Lodge Park, this property is roughly 1 mile from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Porch** 2'8" x 9'7" (0.81m x 2.92m)

**WC** 6'2" x 2'7" (1.88m x 0.79m)

**Kitchen/Diner** 17'4" x 15' (5.28m x 4.57m) max dimensions

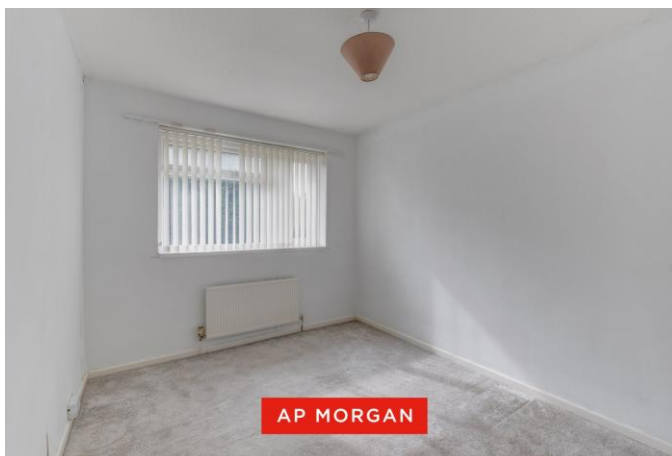
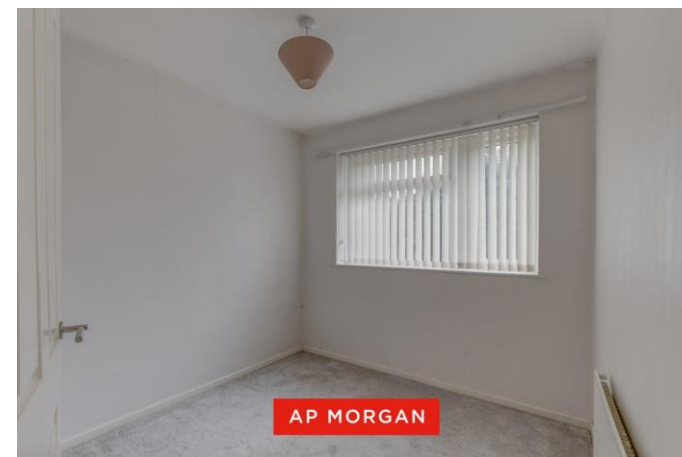
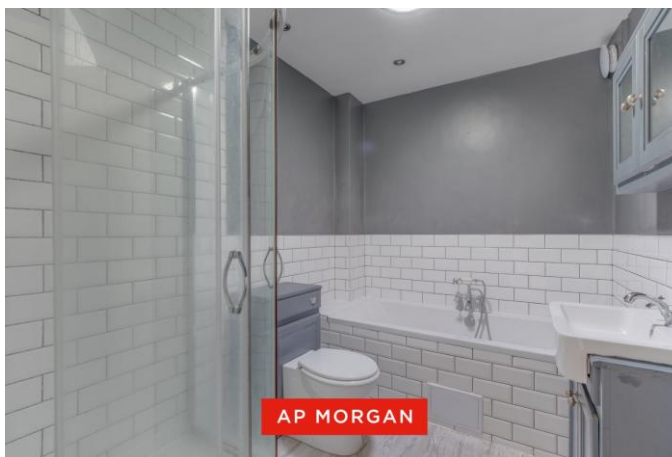
**Lounge** 12' x 18'1" (3.66m x 5.5m)

**Bedroom 1** 10'2" x 17'11" (3.1m x 5.46m)

**Bathroom** 6'9" x 8'9" (2.06m x 2.67m)

**Bedroom 2** 12' x 9'1" (3.66m x 2.77m)

**Bedroom 3** 8'10" x 8'8" (2.7m x 2.64m)



**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?

### 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

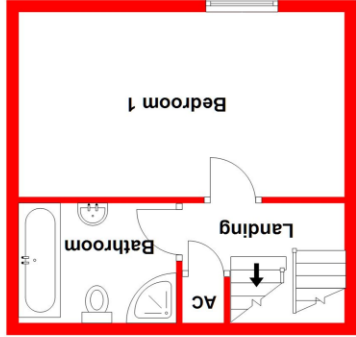
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

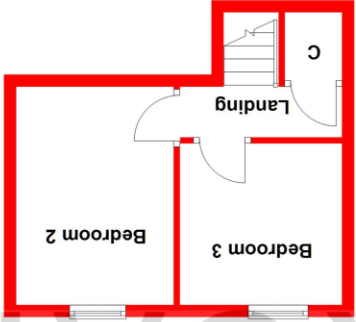
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

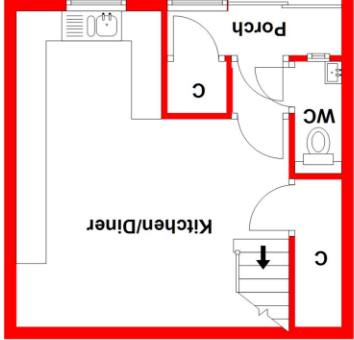
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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.



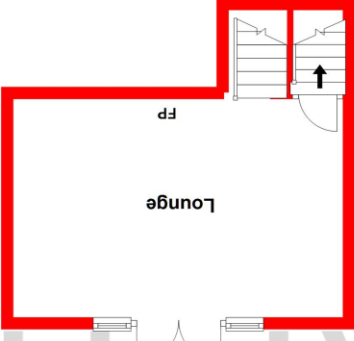
**First Floor**  
Approx. 28.6 sq. metres (307.9 sq. feet)



**Split Level First Floor**  
Approx. 22.6 sq. metres (243.4 sq. feet)



**Ground Floor**  
Approx. 29.0 sq. metres (312.5 sq. feet)



**Split Level Ground Floor**  
Approx. 23.0 sq. metres (248.0 sq. feet)

Total area: approx. 103.3 sq. metres (1111.7 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 Planip.

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