

AP MORGAN

Pitchcombe Close, Lodge Park, Redditch
Offers in the region of £325,000

Features:

- Four-bedroom townhouse over three floors
- Spacious lounge/dining room
- Modern fitted kitchen
- Two en-suite shower rooms and family bathroom
- Ground floor utility
- Low-maintenance rear garden
- Allocated parking with EV charge point
- Solar panels for energy efficiency

Description:

This well-presented four-bedroom townhouse is arranged over three floors and offers spacious, flexible accommodation ideal for modern family living. Situated in a pleasant residential setting, the property benefits from allocated parking, solar panels and an EV charge point, combining practicality with energy efficiency.

The ground floor provides a welcoming entrance hall leading to two versatile bedrooms, one of which benefits from an en-suite shower room, making it ideal as a guest suite, home office or additional reception room. A useful utility room and additional storage cupboards are also located on this level, adding practicality for everyday living.

On the first floor, the property opens into a bright and spacious lounge/dining room, offering an excellent space for relaxing or entertaining. Adjacent to this is the modern fitted kitchen, well laid out with ample worktop and storage space, making it a functional and sociable hub of the home.

The second floor comprises the principal bedroom with en-suite shower room, a further double bedroom, and the family bathroom, all arranged off the landing. The layout provides a comfortable and private bedroom arrangement suited to families or those requiring flexible living space.

Externally, the property enjoys a low-maintenance rear garden with a patio area and artificial lawn, ideal for outdoor dining and relaxing. A gated rear access leads directly to the allocated parking space, which is equipped with an EV charging point. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.



Overall, this is a well-balanced and versatile home offering generous accommodation across three floors, modern energy features and convenient parking, making it an excellent opportunity for a range of buyers.

Details:

Hall

Bedroom 3 10'1" x 9'7" (3.07m x 2.92m)

Ensuite 5'10" x 8'5" (1.78m x 2.57m) max dimensions

Bedroom 4 10'6" x 9'2" (3.2m x 2.8m)

Utility 6'2" x 6'6" (1.88m x 1.98m)

Landing

Kitchen 9'11" x 16'3" (3.02m x 4.95m) max dimensions

Lounge/Dining Room 16'5" x 16'3" (5m x 4.95m) max dimensions

Landing

Bedroom 1 11' x 16'3" (3.35m x 4.95m)

Ensuite 6'3" x 6'3" (1.9m x 1.9m) max dimensions

Bedroom 2 9'10" x 8'9" (3m x 2.67m)

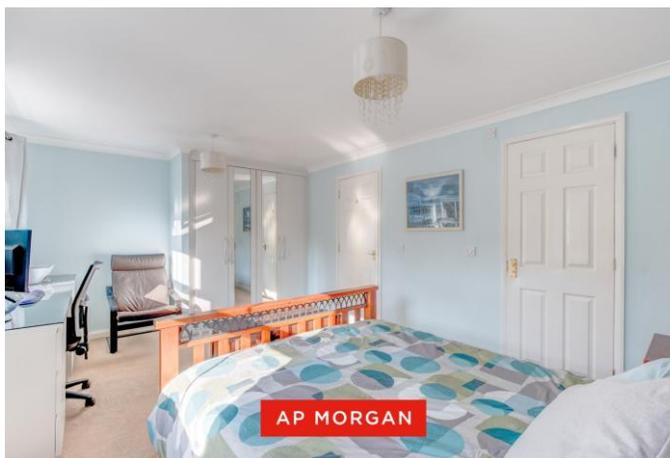
Bathroom 6'4" x 7'3" (1.93m x 2.2m)

EPC Rating: B

Council Tax Band: D (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.

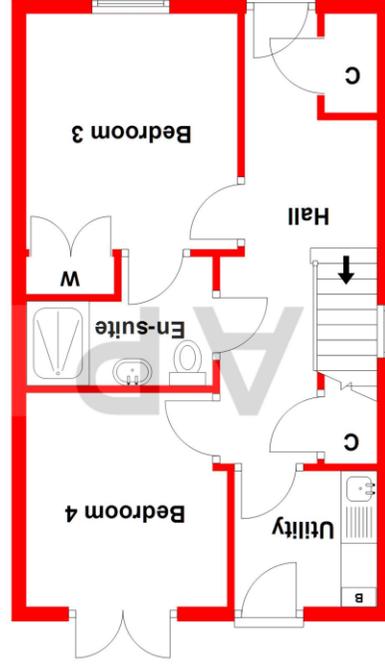
Need a solicitor?

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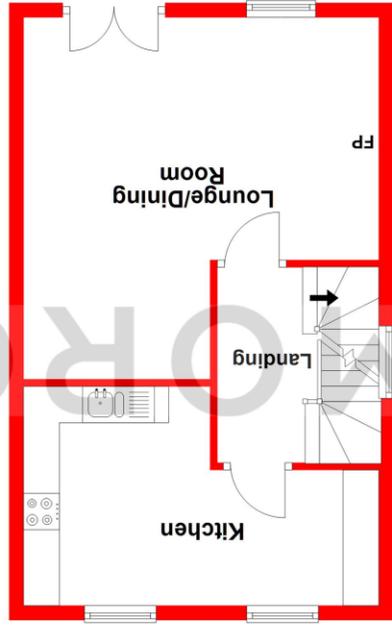
Identity Checks

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 £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.

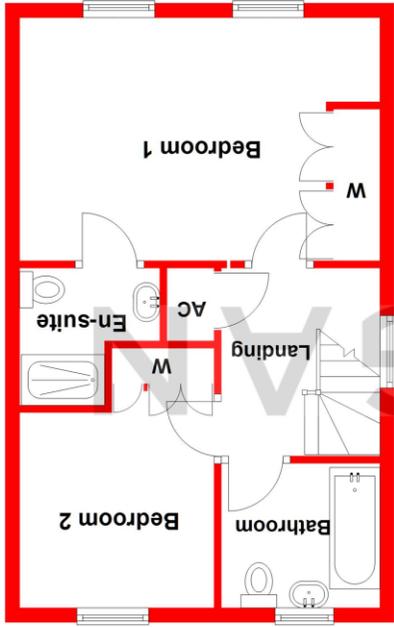
Ground Floor
Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.5 sq. feet)



Second Floor
Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 120.9 sq. metres (1301.6 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 PlanUp.

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