

**AP MORGAN**



**Easemore Road, Lakeside, Redditch**  
Offers in excess of £230,000

**Features:**

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Semi-detached property
- Three spacious double bedrooms
- Two generous sized reception rooms
- Well-fit kitchen and utility
- Low maintenance rear garden
- Two car driveway
- Sought-after location

**Description:**

Introducing this semi-detached family home, offering three spacious double bedrooms, two generously sized reception rooms, a well-fitted kitchen and utility room, and the benefit of a two-car driveway, situated in Riverside, Redditch.

On arrival, the property presents a driveway suitable for two vehicles, providing easy resident parking, as well as a gate to the side allowing direct access to the rear garden.

Upon entry, the ground floor leads you into the hallway, comprising stairs rising to the first floor, with the first reception room situated to the right, offering ample space for relaxation or dining. A bay window allows plenty of light to flow through. At the end of the hallway is the lounge, fitted with a storage cupboard leading under the stairs and ample room for comfort and entertainment. The lounge leads into the kitchen, fitted with plenty of worktop and storage space, as well as an integrated oven with a gas hob and extractor hood. This leads into the utility room, which offers additional worktop space and room for appliances, along with a door to the rear garden. The bathroom follows on from this, fitted with a toilet, wash basin, and bathtub.

The first floor features a landing with stairs leading to the second floor, as well as two spacious double bedrooms with ample space for comfort, storage, and additional furniture.

The second floor opens onto a landing offering plenty of room for additional storage, as well as a cupboard with eaves storage. From here, you can access the third bedroom, another spacious double with room for large furniture and storage units, featuring an original fireplace. There is also a second bathroom fitted with a toilet, wash basin, and shower cubicle.

The rear garden leads onto a path down the side of the property to the patio, offering a great space for outdoor furniture and dining. A path down the opposite side leads to the gate providing access to



the front driveway. The remainder of the garden is laid to lawn, with trees and shrubbery at the rear.

The area is popular for access to the town shopping centre and well-regarded schools. The Needle Museum and the nature reserve are within reasonable walking distance of the property. Buses run along Easmore Road to surrounding areas, and the property also benefits from excellent road transport links to the main highways.

### Details:

#### Hall

**Reception Room** 11'11" x 10'1" (3.63m x 3.07m)

**Lounge** 12'8" x 14'11" (3.86m x 4.55m)

**Kitchen** 10'4" x 2.33 (3.15m x 2.33)

**Utility** 3'3" x 7'4" (1m x 2.24m)

**Bathroom** 7' x 7'3" (2.13m x 2.2m)

#### Landing

**Bedroom One** 12' x 13'6" (3.66m x 4.11m)

**Bedroom Two** 10' x 13'6" (3.05m x 4.11m)

#### Landing

**Bedroom Three** 10'11" x 13'6" (3.33m x 4.11m)

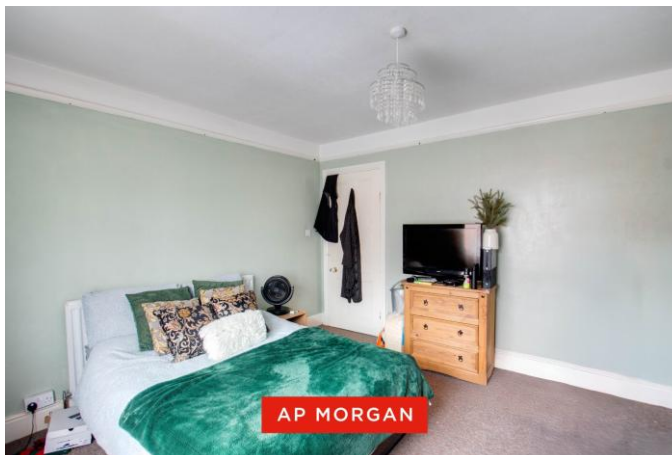
**Bathroom** 5'1" x 4'2" (1.55m x 1.27m)

**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.



## 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?

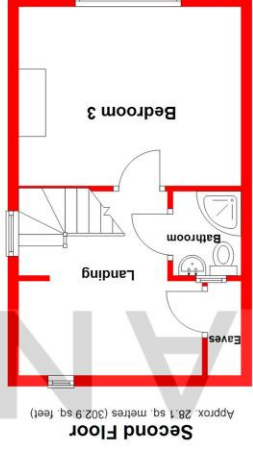
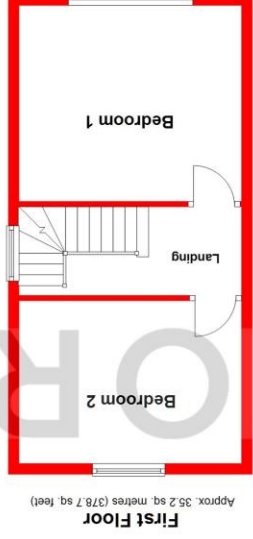
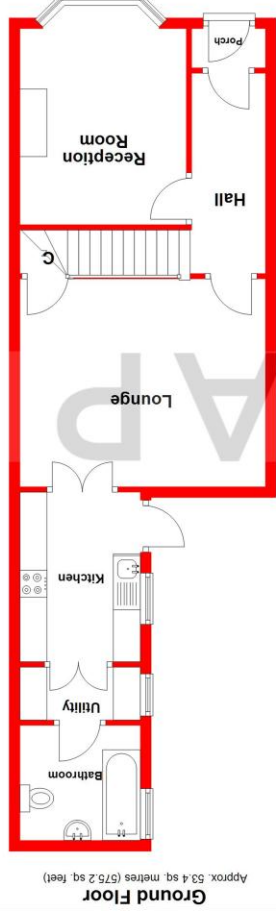
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 116.8 sq. metres (1256.9 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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