

AP MORGAN



**Easemore Road, Riverside, Redditch**  
Offers in excess of £210,000

### Features:

- \*\*Offered with no onward chain\*\*
- Three-bedroom period home
- Arranged over three floors
- Lounge and separate dining room
- Kitchen and ground floor bathroom
- First-floor bedrooms plus loft bedroom with shower room
- Rear garden with outbuilding
- Rear gate access allowing parking

### Description:

\*\*Offered with no onward chain\*\*

This characterful three-bedroom period home is arranged over three floors and offers generous, flexible accommodation suited to families or professionals.

The ground floor features an entrance hall leading to a front lounge with bay window, a separate dining room, and a fitted kitchen to the rear. A ground floor bathroom completes this level, offering practical everyday living and potential for personalisation.

The first floor provides two well-proportioned bedrooms accessed from the landing, while the second floor accommodates a further double bedroom with the benefit of a shower room, making it ideal as a main bedroom, guest space, or home office.

To the rear, the property enjoys an enclosed garden with patio and lawn areas, along with useful outbuildings for storage. A rear gate allows access for parking, a particularly valuable feature for a property of this style. Conveniently located close to local amenities, schools, and transport links, this home combines period character with versatile living space and strong potential.



**Details:**

**Hall**

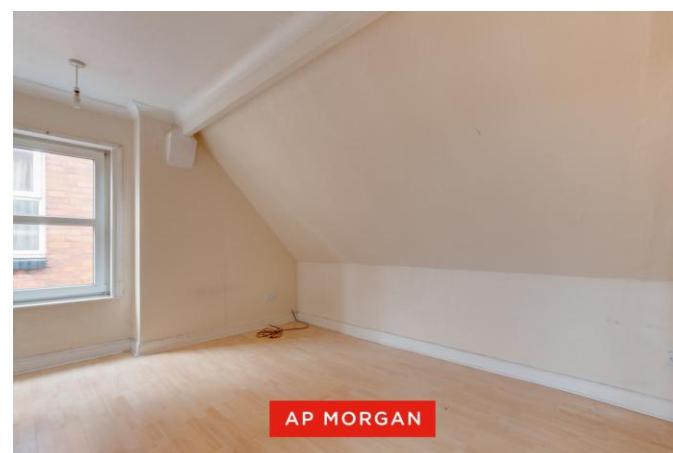
**Lounge** 10'11" x 11'11" (3.33m x 3.63m)



**Dining Room** 14'3" x 9'8" (4.34m x 2.95m)



**Kitchen** 15'10" x 9'9" (4.83m x 2.97m)



**Bathroom** 7'2" x 6'11" (2.18m x 2.1m) max dimensions



**Landing**

**Bedroom 1** 11' x 15'8" (3.35m x 4.78m)



**Bedroom 2** 14'3" x 9'9" (4.34m x 2.97m)



**Landing**

**Bedroom 3** 10'11" x 15'8" (3.33m x 4.78m)

**Shower Room** 7'10" x 7'3" (2.4m x 2.2m)

**EPC Rating:** To be confirmed

**Council Tax Band:** A (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?

Need a mortgage? We recommend Wisefor 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.wiseformortgageadvice.co.uk](http://www.wiseformortgageadvice.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 Solid STC) before视图, 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 solution can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will reconstruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

## Identity Checks

Estates 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. 56.7 sq. metres (602.3 sq. feet)

**First Floor**

Approx. 37.0 sq. metres (396.3 sq. feet)

**Second Floor**

Approx. 27.7 sq. metres (297.6 sq. feet)

Total area: approx. 123.4 sq. metres (1328.2 sq. feet)

Whiles every attempt has been made to ensure the accuracy of this plan, no responsibility for any errors, omissions or misinterpretation thereof can be accepted. This plan is for illustrative purposes only and should be used as such. By any postscript, purchaser. The services, systems and appliances shown

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