

AP MORGAN



Marton Close, Enfield, Redditch
Guide Price £280,000

Features:

- A semi-detached three-storey home
- Spacious lounge
- Open-plan kitchen/diner
- First floor family bathroom & ground floor WC
- Top floor principal bedroom
- Walk-in wardrobe & en-suite
- Private garden & off-road parking

Description:

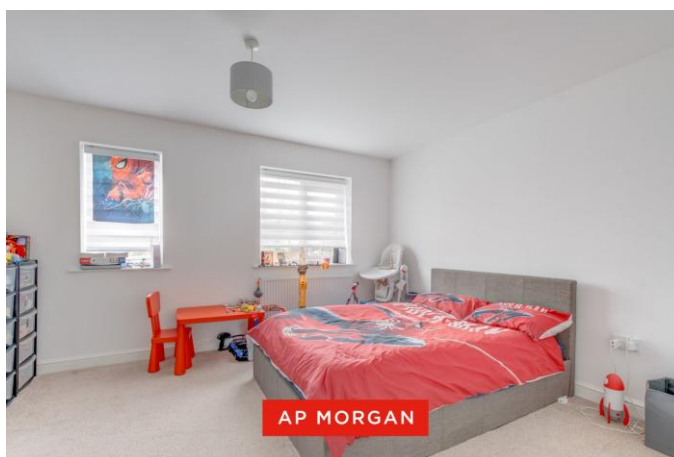
This beautifully presented three-storey, three-bedroom family home offers spacious and versatile accommodation throughout, complemented by a private rear garden and off-road parking. Set within a modern residential development, the property is ideally suited to families and professionals alike, providing a well-balanced layout designed for comfortable everyday living.

The ground floor welcomes you with a bright entrance hall leading into a generous lounge, creating a warm and inviting living space ideal for relaxing or entertaining. The lounge also benefits from air conditioning, providing additional comfort throughout the year. To the rear of the property is a stylish open-plan kitchen and dining area, thoughtfully arranged with ample workspace and room for family dining. This space further benefits from underfloor heating, enhancing both comfort and practicality. Patio doors provide direct access to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A convenient ground floor WC, also fitted with underfloor heating, completes this level.

On the first floor, the property offers two well-proportioned bedrooms along with a modern family bathroom fitted with contemporary fixtures. The layout provides flexible accommodation that can easily adapt to family needs, whether as additional bedrooms, guest rooms, or a home office.

Occupying the entire second floor, the impressive principal bedroom provides a private retreat, complete with a walk-in wardrobe and en-suite shower room. This level offers both comfort and privacy, making it an ideal main suite.

Externally, the property benefits from a private rear garden featuring a patio area and lawn, perfect for outdoor dining, entertaining, or relaxing during the warmer months. To the front, there is off-road parking providing convenient access for residents and visitors.



Situated in Enfield, Redditch, this property offers easy access to town centre amenities, including retail parks, supermarkets, the Kingfisher Shopping Centre, bars, restaurants, and a cinema, along with local bus and train stations. The property is also well positioned for local walks around Forge Mill Needle Museum, nearby schools, and convenient access to motorway links (M42 and M5).

Details:

Hall

Lounge 17'4" x 10'1" (5.28m x 3.07m) max dimensions

Kitchen/Diner 10'2" x 13'5" (3.1m x 4.1m)

WC 6'9" x 4'2" (2.06m x 1.27m)

Landing

Bedroom 2 11'3" x 13'5" (3.43m x 4.1m) max dimensions

Bedroom 3 9'10" x 6'8" (3m x 2.03m)

Bathroom 6'3" x 6'8" (1.9m x 2.03m)

Bedroom 1 13'2" x 9'11" (4.01m x 3.02m) max dimensions

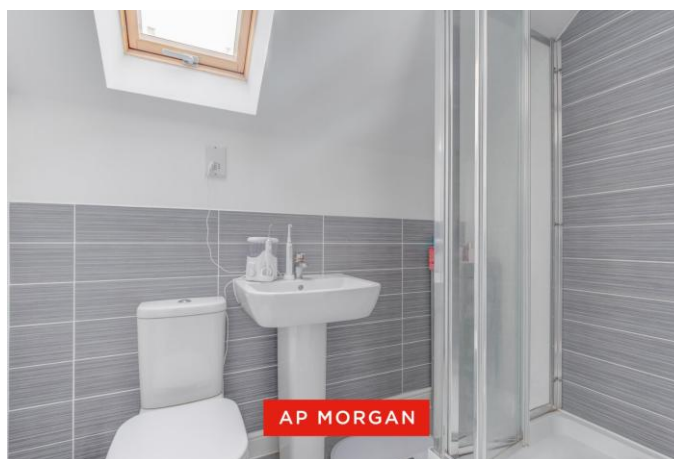
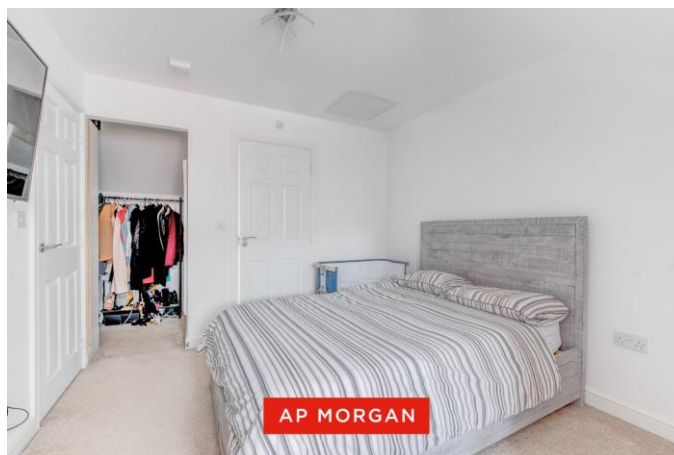
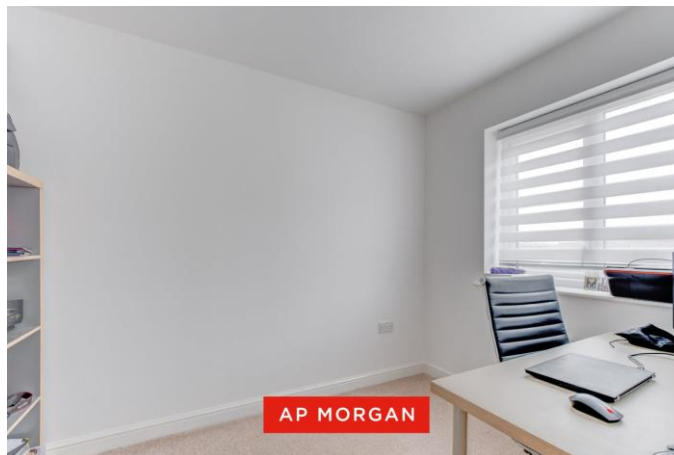
Ensuite 4'6" x 7'3" (1.37m x 2.2m)

EPC Rating: B

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.



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Need a mortgage?

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Property to sell?

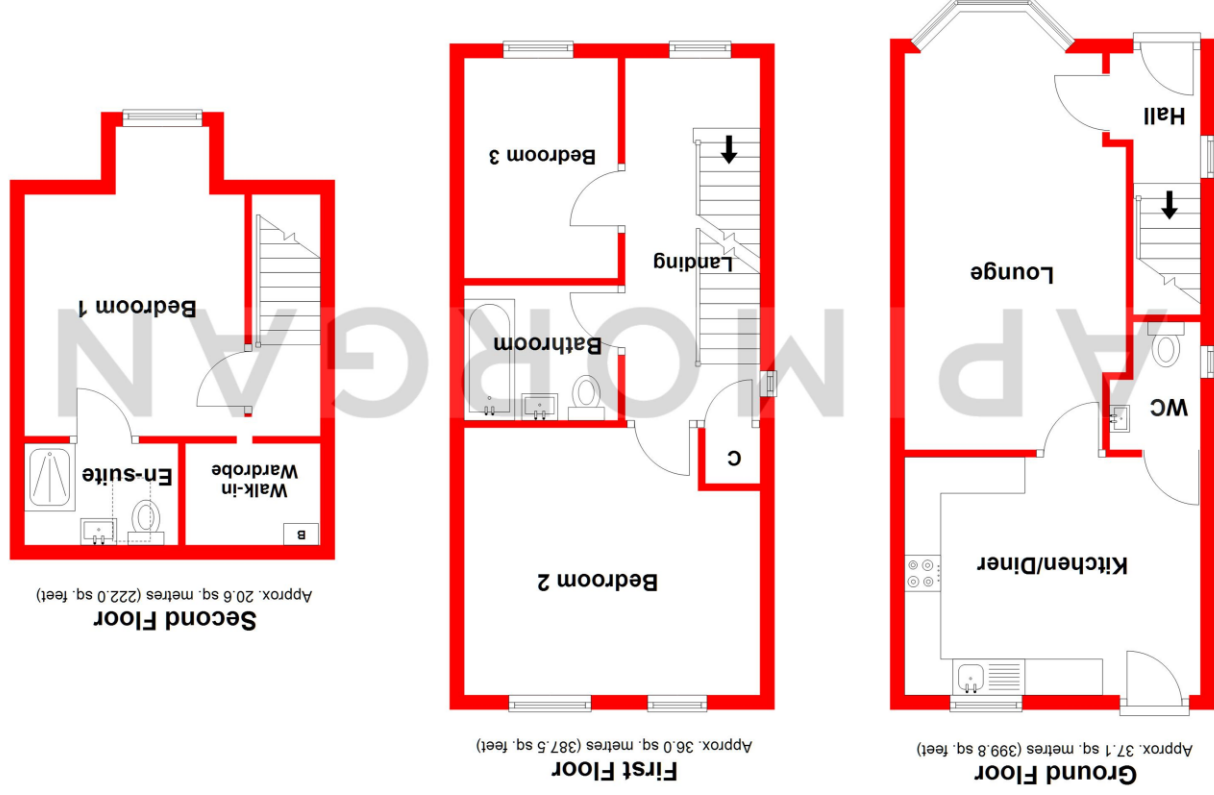
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 93.8 sq. metres (1009.3 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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