

**AP MORGAN**



**Elm Road, Enfield, Redditch**  
Offers in excess of £250,000

**Features:**

- \*\*Offered with no onward chain\*\*
- Semi-detached home
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Family bathroom and guest WC
- Driveway parking
- Good-sized rear garden

**Description:**

This three bedroom semi-detached home is offered to the market with no onward chain and provides well-proportioned accommodation throughout, making it an excellent opportunity for a range of buyers.

The property is set back from the road with a generous driveway providing off-road parking and access to the front entrance. Inside, the ground floor accommodation comprises a welcoming entrance hall with useful storage and a downstairs WC. There are two spacious reception rooms, including a lounge overlooking the rear garden and a separate dining room with bay window to the front, providing ideal space for both everyday living and entertaining. The kitchen sits to the rear of the property with direct access to the garden and offers scope for modernisation or potential reconfiguration subject to requirements.

Upstairs, the first floor offers three well-sized bedrooms arranged off a central landing. The principal bedroom benefits from built-in wardrobe storage, while the remaining bedrooms provide versatile accommodation suitable for family living, guest space or a home office. A family bathroom completes the first floor.

Externally, the property enjoys a good-sized rear garden mainly laid to lawn with mature planting and patio areas, offering a pleasant outdoor space with plenty of potential for landscaping. There is also a detached outbuilding providing useful additional storage.



The property is conveniently located within easy reach of local amenities, schools and transport links, making it an attractive option for families, first-time buyers and investors alike. With spacious accommodation, a generous plot and no onward chain, this is a fantastic opportunity to acquire a home with plenty of potential in a desirable residential setting.

**Details:**

**Hall**

**Dining Room** 12' x 11'10" (3.66m x 3.6m) max dimensions

**Lounge** 12'11" x 11'10" (3.94m x 3.6m)

**Kitchen** 9'3" x 8'4" (2.82m x 2.54m)

**WC** 6'8" x 4'9" (2.03m x 1.45m) max dimensions

**Landing**

**Bedroom 1** 13' x 11'11" (3.96m x 3.63m)

**Bedroom 2** 12' x 11'11" (3.66m x 3.63m) max dimensions

**Bedroom 3** 9'5" x 8'4" (2.87m x 2.54m)

**Bathroom** 5'11" x 8'2" (1.8m x 2.5m)

**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

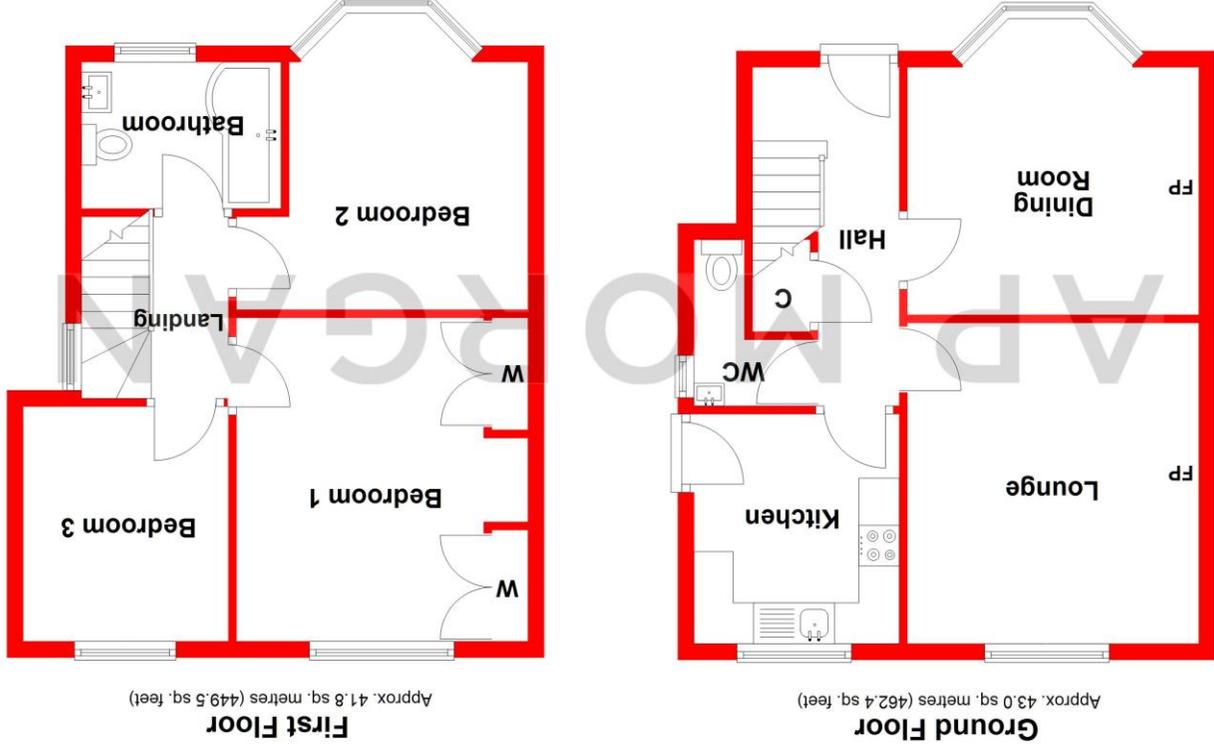
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.

Total area: approx. 84.7 sq. metres (911.9 sq. feet)

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