

**AP MORGAN**



**Harport Road, Greenlands, Redditch**  
Offers in excess of £250,000

**Features:**

- \*\*Offered with no onward chain\*\*
- Three-bedroom semi-detached property
- Lounge and dining room
- Kitchen with potential
- Family bathroom
- Rear garden with patio
- Driveway and garage

**Description:**

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

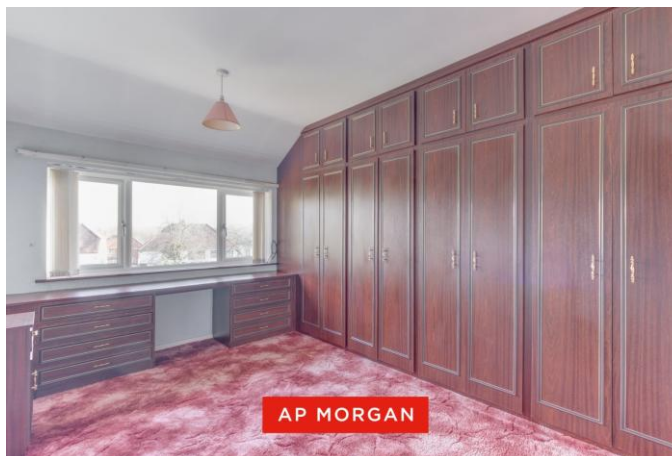
This well-proportioned three-bedroom semi-detached home offers generous living space, a private rear garden, and excellent potential for modernisation, making it an ideal purchase for families, first-time buyers, or investors alike.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious lounge, perfect for relaxing or entertaining. A separate dining room provides additional living space and overlooks the rear garden, while the kitchen offers practical layout and scope for updating to suit modern tastes. There is also useful storage throughout the ground floor, enhancing everyday convenience.

Upstairs, the property features three well-sized bedrooms, including two generous doubles and a comfortable single room, ideal for a child's bedroom, home office, or guest space. A family bathroom and central landing complete the first floor, with further storage available.

Externally, the home benefits from a generous rear garden with a mix of patio and lawn areas, offering excellent outdoor space for entertaining, gardening, or family use. To the front, there is off-road parking and access to a detached garage, providing additional storage or workshop potential.

Situated in a popular residential location, the property is conveniently positioned for local amenities, schools, and transport links, making it a practical and appealing choice for a wide range of buyers.



**Details:**

**Hall**

**Lounge** 11'7" x 11'6" (3.53m x 3.5m)

**Dining Room** 12'11" x 10'8" (3.94m x 3.25m)

**Kitchen** 9'11" x 6'10" (3.02m x 2.08m)

**Landing**

**Bedroom 1** 12'10" x 8'9" (3.9m x 2.67m)

**Bedroom 2** 11'8" x 11'5" (3.56m x 3.48m)

**Bedroom 3** 9'10" x 6'9" (3m x 2.06m)

**Bedroom** 7'9" x 5'11" (2.36m x 1.8m)

**EPC Rating:** C

**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.



## 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?

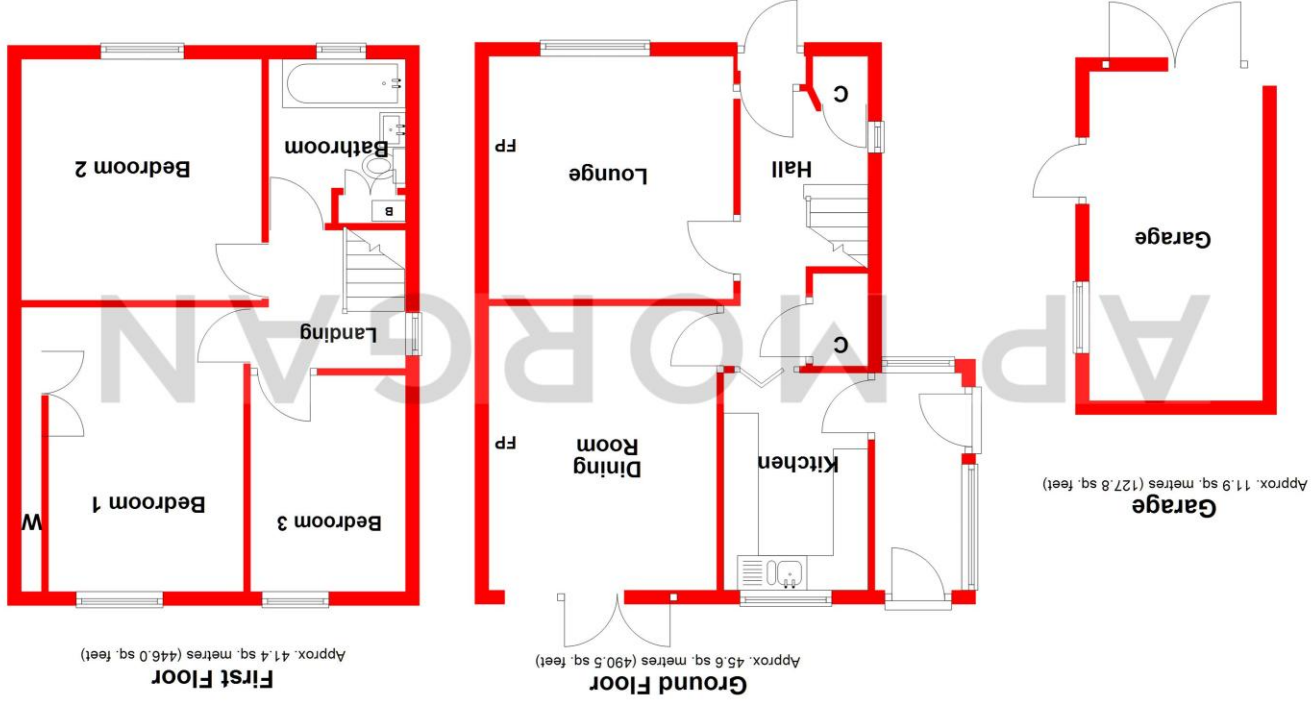
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 98.9 sq. metres (1064.3 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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