

AP MORGAN



Melen Street, Enfield, Redditch
Offers in the region of £200,000

Features:

- Mid-terraced property
- Three generous double bedrooms
- Spacious lounge and dining room
- Well-fit kitchen
- Ground floor bathroom
- Low maintenance rear garden
- On-street parking
- Convenient location

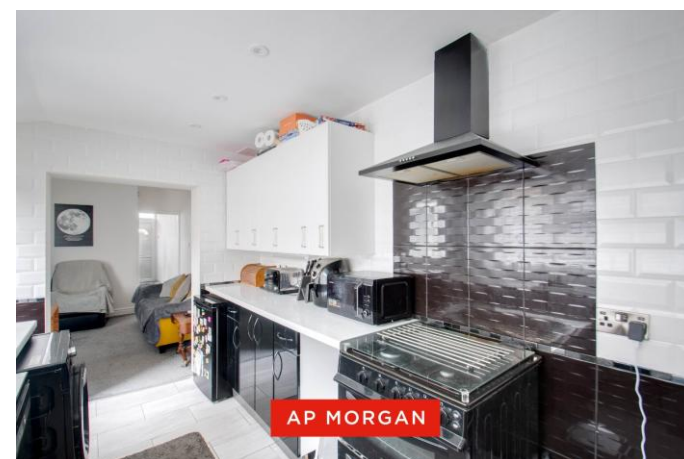
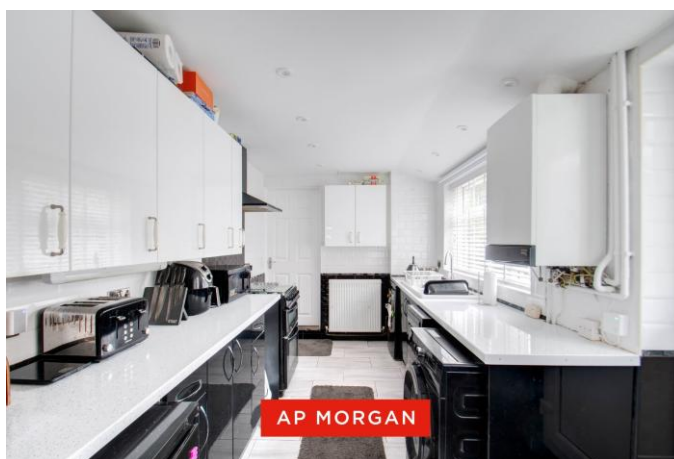
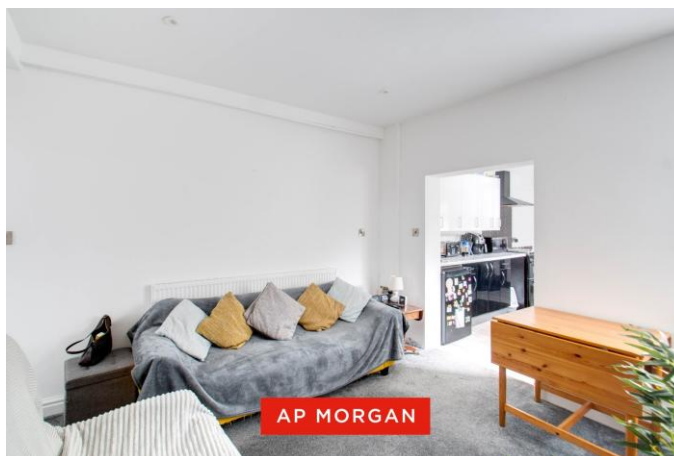
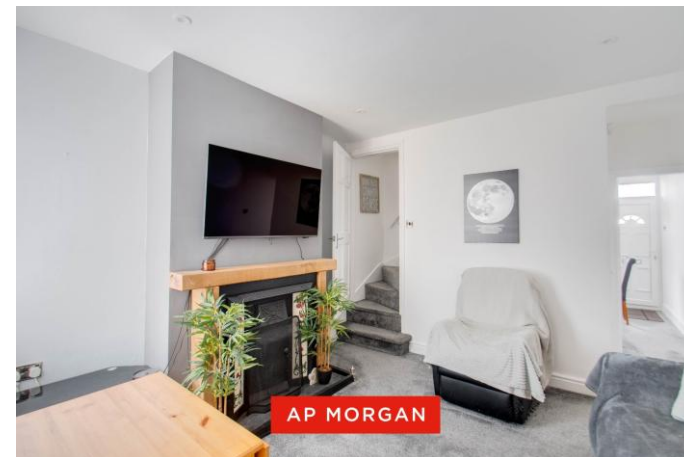
Description:

Welcoming you to this well-presented mid-terraced property, offering three spacious double bedrooms, a generously sized lounge and dining room, a well-fitted kitchen, a low-maintenance rear garden, and on-road parking. This property is situated in Enfield, Redditch, a convenient location close to Redditch Town Centre, which offers a range of shops, amenities, restaurants, and public transport links.

On arrival, the property is accessed via a front gate, leading to an area bordered by a brick wall, ideal for bin storage, with steps rising to the entrance. The front also offers on-road parking, which is convenient for both residents and visitors.

Upon entry, the ground floor opens into the dining room, a great space for a family dining table, featuring a bay window overlooking the front and allowing plenty of natural light to flow through. The dining room leads into the lounge, another generously sized space designed for comfort, complete with a period feature fireplace and a door to the stairs rising to the first floor, with a spacious cupboard underneath, ideal for coat and shoe storage.

The lounge continues into the kitchen, which is well-fitted with ample storage and worktop space, an extractor hood above the space for the cooker, and additional room for freestanding appliances. A door from the kitchen leads out to the rear garden. From here, you can access the bathroom, which is well-fitted with a toilet, wash basin, bathtub with overhead shower, and space for a storage or vanity unit.



The first floor leads to a small landing, providing access to the stairs rising to the second floor and to the first and second bedrooms. Both are generous double rooms with ample space for furniture and storage units, and large windows that create a bright and airy feel.

The second floor opens directly into the third bedroom, an additional double room, again offering space for storage units.

The rear garden features a pathway running along the side, leading to a shed, ideal for additional storage, and steps rising to a patio area at the top, perfect for outdoor furniture and dining.

Situated in Enfield, Redditch, the property is conveniently located near excellent transport links, including railway and bus stations, as well as the Kingfisher Shopping Centre, supermarkets, a cinema, and well-regarded local schools.

Details:

Dining Room 10'11" x 11'9" (3.33m x 3.58m)

Lounge 10'11" x 11'9" (3.33m x 3.58m)

Kitchen 12'4" x 7'9" (3.76m x 2.36m)

Bathroom 10'2" x 5'8" (3.1m x 1.73m)

Landing

Bedroom One 10'11" x 11'9" (3.33m x 3.58m)

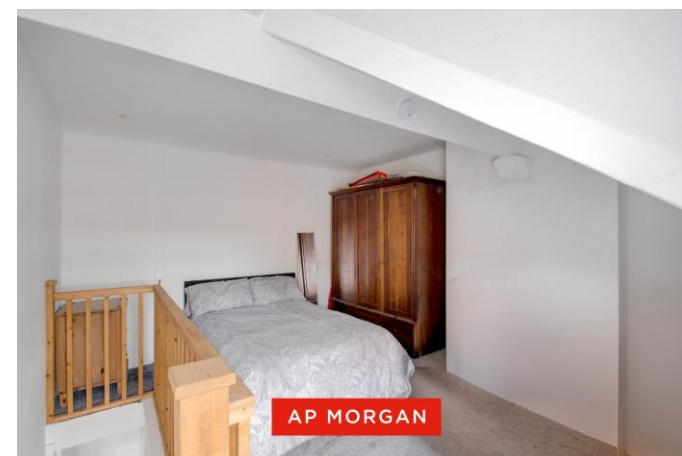
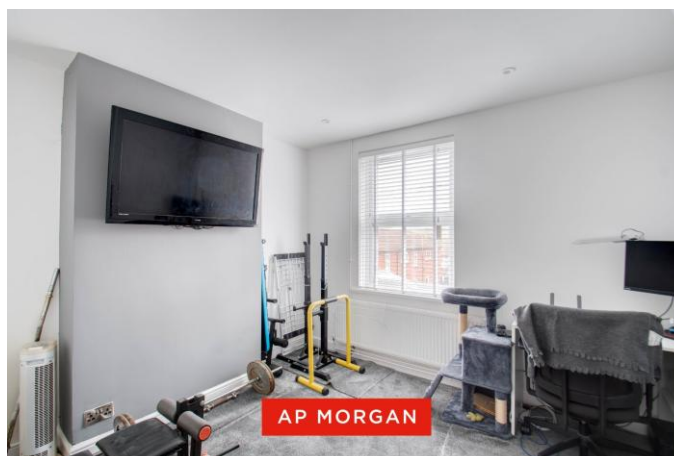
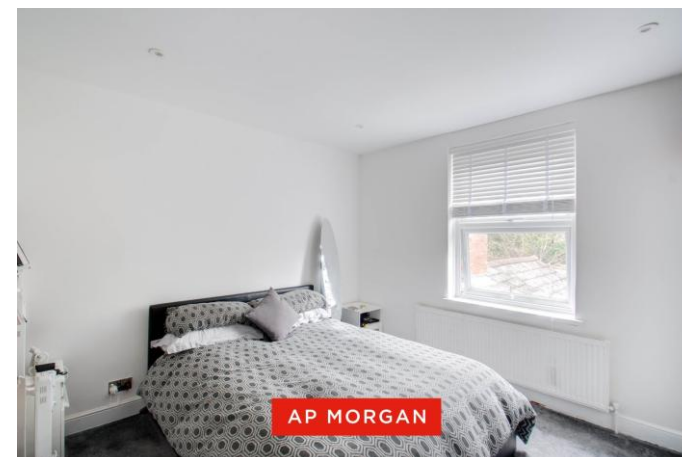
Bedroom Two 10'10" x 11'9" (3.3m x 3.58m)

Bedroom Three 14'1" x 11'9" (4.3m x 3.58m)

EPC Rating: E

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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

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.

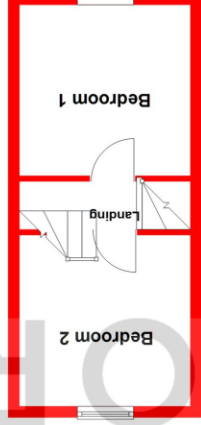
Identity Checks

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.

Ground Floor
Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor
Approx. 21.8 sq. metres (234.8 sq. feet)



Second Floor
Approx. 9.8 sq. metres (106.7 sq. feet)



Total area: approx. 68.1 sq. metres (733.3 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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