

**AP MORGAN**



**Odell Street, Enfield, Redditch**  
Offers in excess of £450,000

### Features:

- Modern detached family home
- Four double bedrooms
- Generous sized lounge
- Open-plan kitchen/diner
- Family bathroom, en-suite and downstairs WC/utility
- Fantastic rear garden
- Multi-car driveway and single garage
- Highly-sought after location

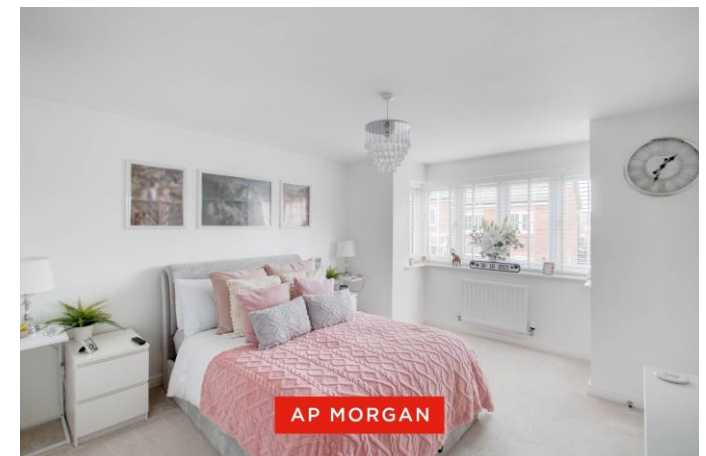
### Description:

Welcoming you to this well-presented, modern detached family home, offering four spacious double bedrooms, a generous lounge, an open-plan kitchen/diner, a well-maintained rear garden, and the benefits of a multi-car driveway and single garage, situated in the sought-after location of Enfield, Redditch.

On arrival, the property offers a pathway leading up to the entrance, with stoned areas on either side featuring bushes and shrubbery, adding greenery to the frontage. To the left of the entrance is the driveway, suitable for multiple vehicles, with a gate at the rear allowing direct access to the garden, as well as a single garage providing additional parking or storage space.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor with storage underneath, as well as access to all ground floor rooms. To the right is the lounge, a great space for comfort and family entertainment, with a large bay window allowing plenty of natural light to flow through, and French doors opening into the kitchen/diner. This open-plan space is the heart of the home, ideal for family life and entertaining whilst offering room for a family dining table, with a colour-changing mood light above, and French doors opening onto the rear garden. The kitchen is fitted to the left, offering ample storage and worktop space, an integrated dual oven, dishwasher, fridge freezer, and a four-burner gas hob with extractor hood, as well as a door leading back into the entrance hall. From here, you can access the office, a great space for a large desk, as well as the WC/utility, fitted with a toilet and wash basin, with cupboards and countertops opposite providing space for freestanding utility appliances.

The first floor leads from the landing into the master bedroom, a generous double featuring a fitted wardrobe, ideal for space-saving, another bay window, and an en-suite fitted with a toilet, wash basin, and shower cubicle. Bedrooms two, three, and four are also all doubles, offering ample space for relaxation and storage units. The family bathroom is also situated on the first floor, comprising a toilet, wash basin, and bathtub with an overhead shower.



The south-facing rear garden opens onto a patio, offering a great space for outdoor furniture, dining, and hosting, with a gate leading to the front driveway, as well as steps leading up to a stoned upper level featuring decking—ideal for additional furniture—with bushes and shrubbery bordering the area, adding life and greenery to the rear.

Ideally situated in Enfield, the property is close to a large supermarket, sports centre, golf course, motorway junctions, and other local amenities. Alvechurch village is just a short drive away, offering sought-after schools and a train station. Redditch Town Centre is also easily accessible and boasts a wide range of further amenities, including shops, restaurants, bars, a cinema, and both bus and train stations.

**Details:**

**Entrance Hall**

**Lounge** 14'8" x 11'7" (4.47m x 3.53m)

**Kitchen/Diner** 10'4" x 25'2" (3.15m x 7.67m)

**Office** 7'7" x 6'7" (2.3m x 2m)

**WC/Utility** 6'10" x 6'9" (2.08m x 2.06m)

**Landing**

**Master Bedroom** 10'4" x 11'8" (3.15m x 3.56m)

**En-suite** 5' x 6'10" (1.52m x 2.08m)

**Bedroom Two** 10'4" x 10'7" (3.15m x 3.23m)

**Bedroom Three** 9'5" x 14'5" (2.87m x 4.4m) Both Max

**Bedroom Four** 8'2" x 10'7" (2.5m x 3.23m)

**Bathroom** 6'10" x 6'2" (2.08m x 1.88m)

**Garage** 18'6" x 9'1" (5.64m x 2.77m)

**EPC Rating:** B

**Council Tax Band:** E (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?

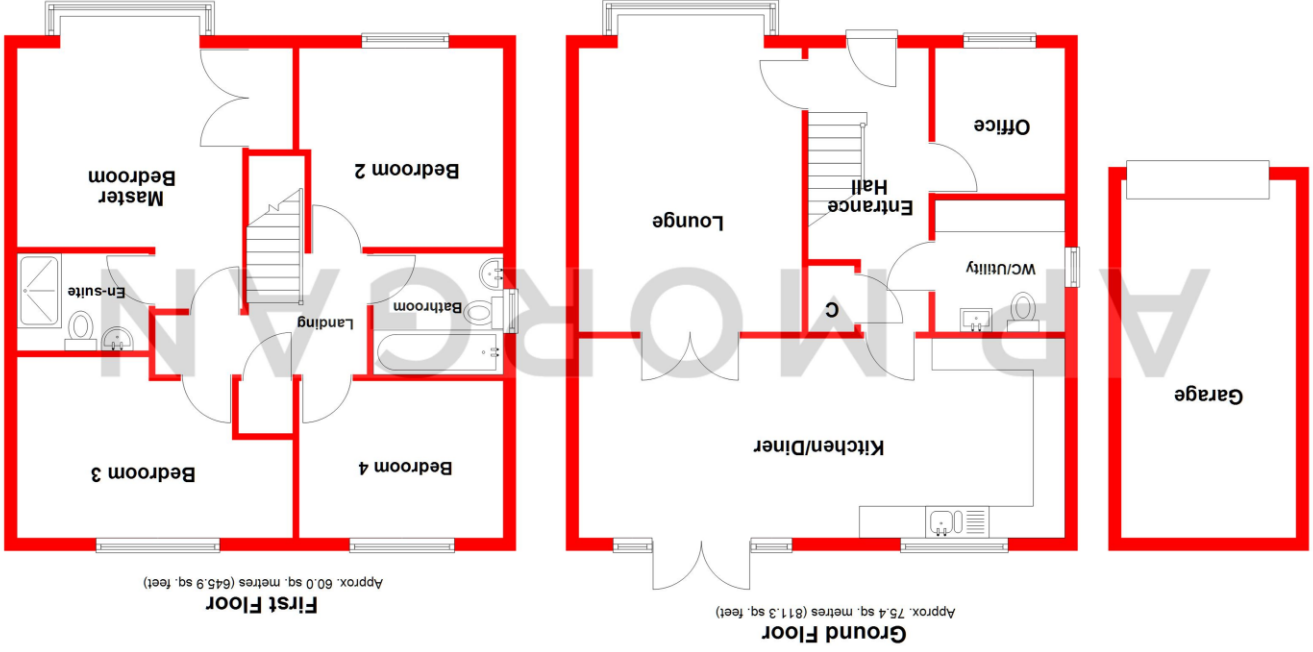
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 135.4 sq. metres (1457.2 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 Planip.

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