

**AP MORGAN**



**Studley Road, Greenlands, Redditch**  
Offers in the region of £300,000

### Features:

- Three-bedroom semi-detached home
- Recently decorated throughout
- Spacious lounge with fireplace
- Bright bay-fronted dining room
- Fitted kitchen and utility/storage area
- Family shower room
- Driveway for up to four cars
- South-facing landscaped garden

### Description:

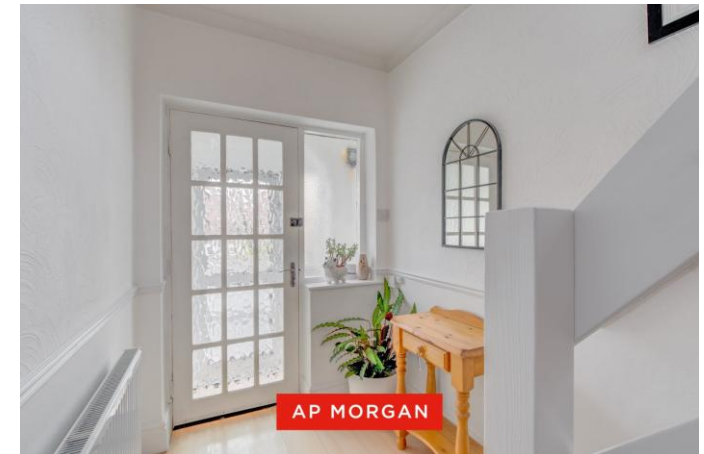
Beautifully presented and recently decorated throughout, this attractive three-bedroom semi-detached family home offers spacious and well-maintained accommodation, ideal for modern family living. Positioned in a sought-after residential location, the property combines generous internal space with impressive outdoor areas, making it a superb opportunity for a range of buyers.

The ground floor comprises a welcoming entrance porch and hallway leading to a comfortable lounge featuring an attractive fireplace creating a warm and inviting focal point, a bright and spacious dining room with bay window, and a fitted kitchen providing ample storage and workspace. To the rear, there is the added benefit of a useful utility/storage area offering further practicality and convenience.

To the first floor, the property boasts three well-proportioned bedrooms and a modern shower room, all presented to a tasteful standard and ready for immediate occupation.

Externally, the home benefits from a newly laid driveway providing off-road parking for up to four vehicles. To the rear is an extensive landscaped south-facing garden, beautifully maintained and offering an excellent outdoor retreat, featuring generous lawned areas, patio seating spaces, two greenhouses, and multiple storage sheds—perfect for keen gardeners, families, or those who enjoy outdoor entertaining.

Well placed in Greenlands, the property benefits from being nearby to local shops and schools as well as being within reach of Redditch Town Centre offering an assortment of amenities, bus and train station. It is also conveniently placed to access national motorway networks (M42 and M5).



**Details:**

**Porch** 2'2" x 5'1" (0.66m x 1.55m)

**Hall**

**Dining Room** 11'7" x 10'7" (3.53m x 3.23m)

**Lounge** 12'2" x 10'1" (3.7m x 3.07m)

**Kitchen** 19'1" x 8'2" (5.82m x 2.5m) max dimensions

**Utility/Storage** 8'8" x 5'10" (2.64m x 1.78m)

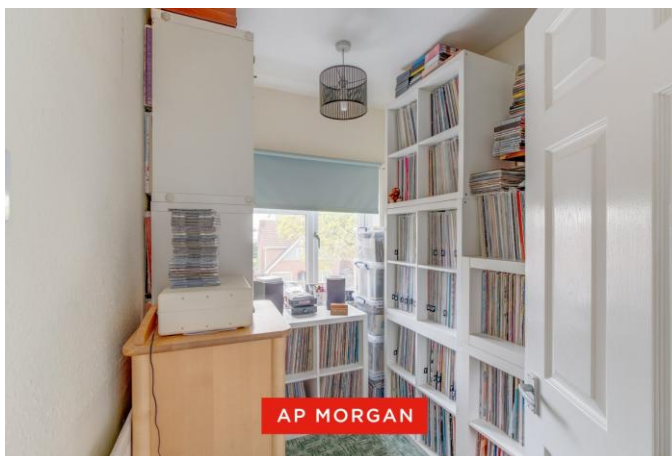
**Landing**

**Bedroom 1** 11'7" x 9'11" (3.53m x 3.02m)

**Bedroom 2** 12'2" x 10'2" (3.7m x 3.1m)

**Bedroom 3** 8'3" x 6'4" (2.51m x 1.93m)

**Shower Room** 7'7" x 6' (2.3m x 1.83m)



**EPC Rating:** D

**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.

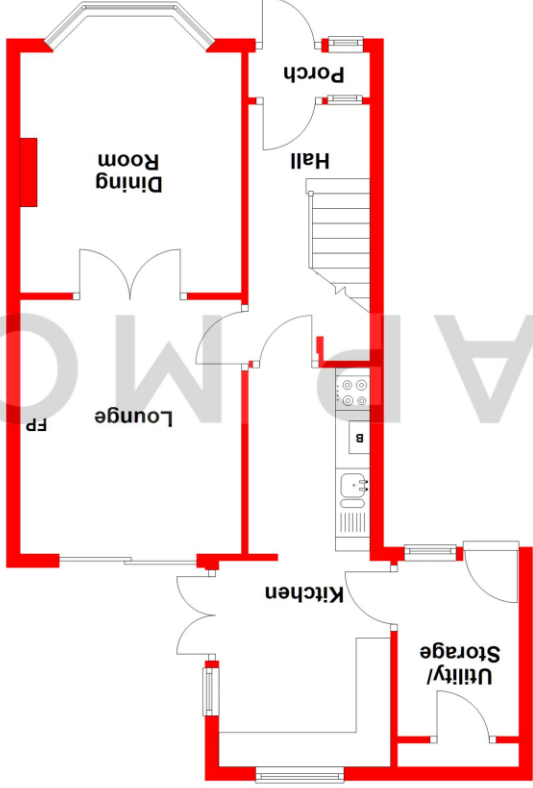
### Need a solicitor?

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.

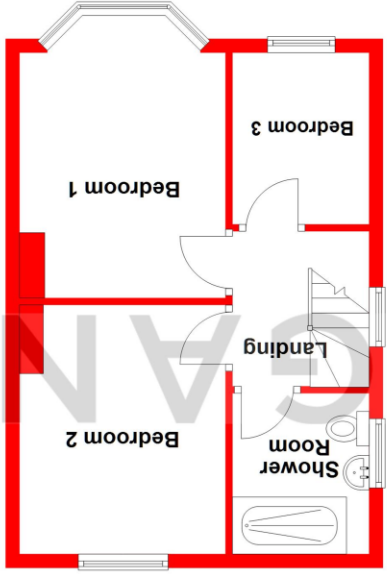
### Identity Checks

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.

Ground Floor  
Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor  
Approx. 37.4 sq. metres (403.1 sq. feet)



Total area: approx. 87.8 sq. metres (944.9 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 PlanLP.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.