

AP MORGAN



Chaddesley Close, Lodge Park, Redditch
Offers in excess of £190,000

Features:

- Mid-terraced property
- Three spacious bedrooms
- Generous sized lounge
- Well-fit kitchen/diner
- Low maintenance rear garden
- Handy storage/office space
- Downstairs WC and family bathroom
- Ample resident and visitor parking

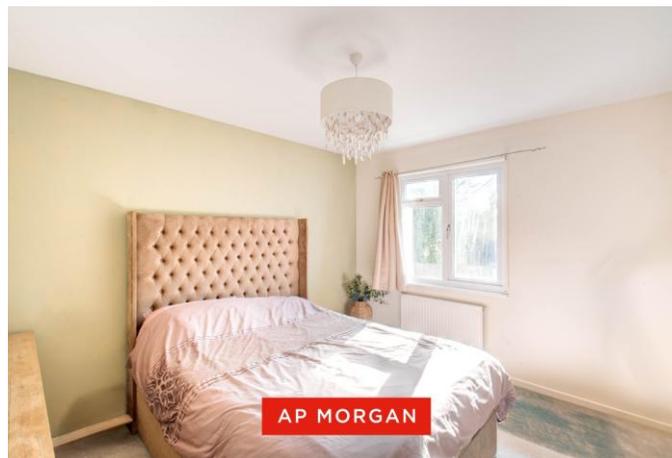
Description:

Introducing this mid-terraced property, offering three spacious bedrooms, a generously sized lounge, a well-fitted kitchen/diner, a downstairs WC, and a family bathroom. The property also benefits from ample resident and visitor parking and is situated in Lodge Park, Redditch.

On arrival, the property offers ample parking around the surrounding area, ideal for both residents and visitors. A path leads up to the entrance, with an external storage cupboard located to the right.

Upon entry, the ground floor opens into the entrance hall, featuring stairs with space underneath—ideal for coat and shoe storage—and a WC to the right, fitted with a toilet and wash basin. Straight ahead is the lounge, a generous space for comfort and family entertainment, with a large window allowing plenty of natural light to flow through. Leading from both the lounge and the entrance hall is the kitchen/diner, which is well-equipped with ample storage and worktop space, room for freestanding appliances, and space for a dining table. Sliding doors open onto the rear garden.

The first floor leads to a spacious landing and a versatile additional room—ideal for storage, a walk-in wardrobe, or an office. There are three bedrooms on this floor: two suitable for double beds with space for storage units, and a third generous single bedroom. The bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden features a patio area, perfect for outdoor furniture and dining, with a storage building to the side. The remainder of the garden is laid to lawn and bordered by fencing.

This property is also gas central heating and has a brand new roof.

Situated in Lodge Park, Redditch, this property offers good access to local amenities in Redditch town centre, approximately 2 miles away. There is a great selection of shops, restaurants, and facilities, as well as a bus and train station and easy access to national road networks, making it ideal for regular commuters.

Details:

Entrance Hall

Lounge 11'8" x 16'11" (3.56m x 5.16m)

Kitchen/Diner 17'11" x 8'10" (5.46m x 2.7m)

WC

Landing

Bedroom One 11'8" x 9'10" (3.56m x 3m)

Bedroom Two 11'8" x 9' (3.56m x 2.74m)

Bedroom Three 11'8" x 6'3" (3.56m x 1.9m)

Storage/Office 5'11" x 5'11" (1.8m x 1.8m)

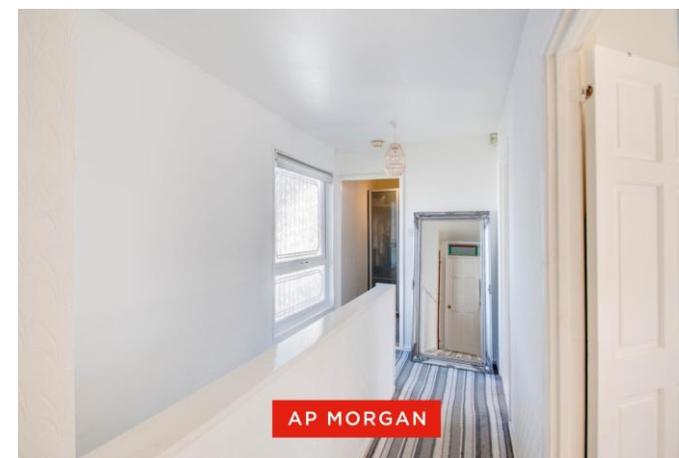
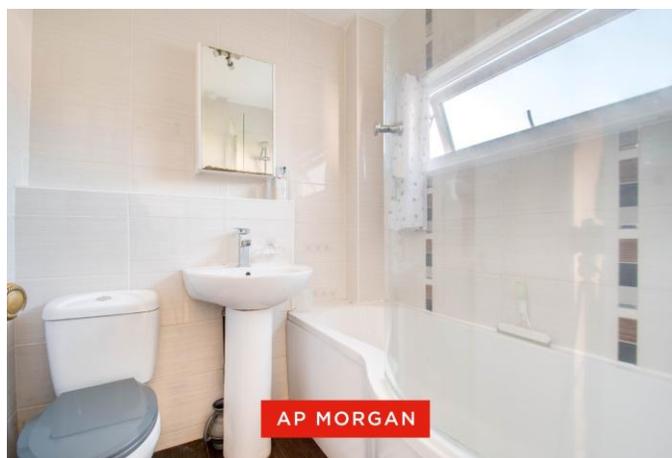
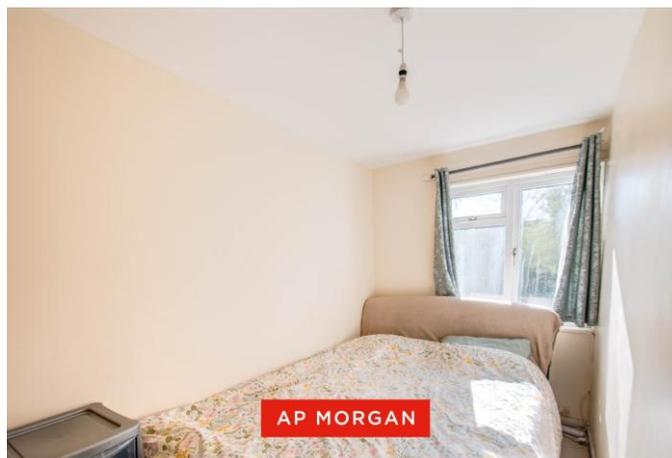
Bathroom 5'11" x 5'9" (1.8m x 1.75m)

EPC Rating: To be confirmed

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 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?

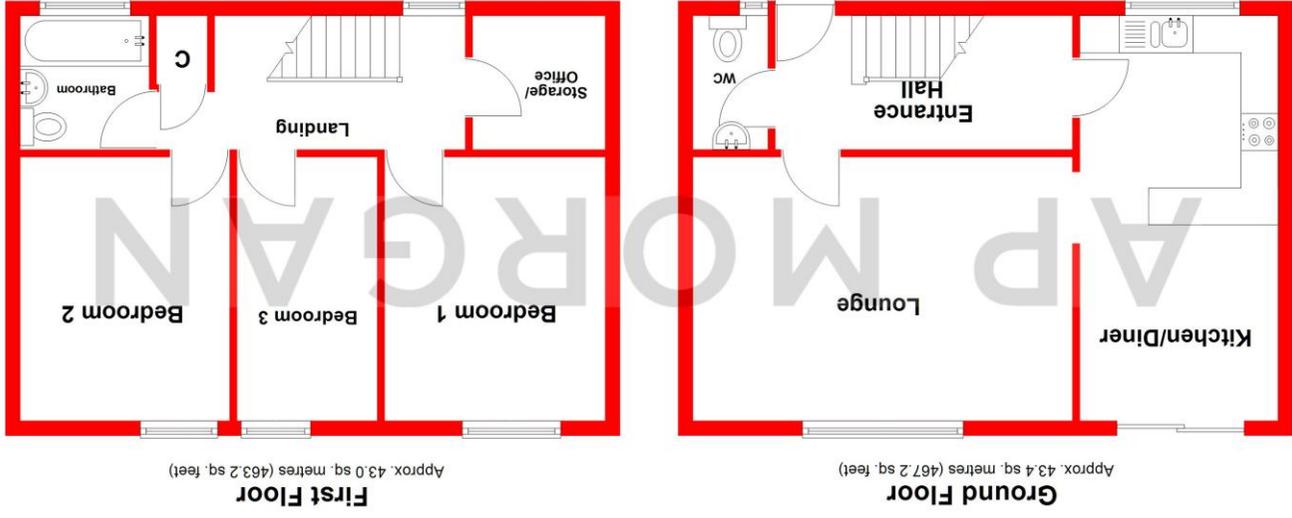
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 86.4 sq. metres (930.4 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.

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.