

AP MORGAN



Chaddesley Close, Lodge Park, Redditch
Guide Price £170,000

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:

GUIDE PRICE £170,000 - £180,000

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)

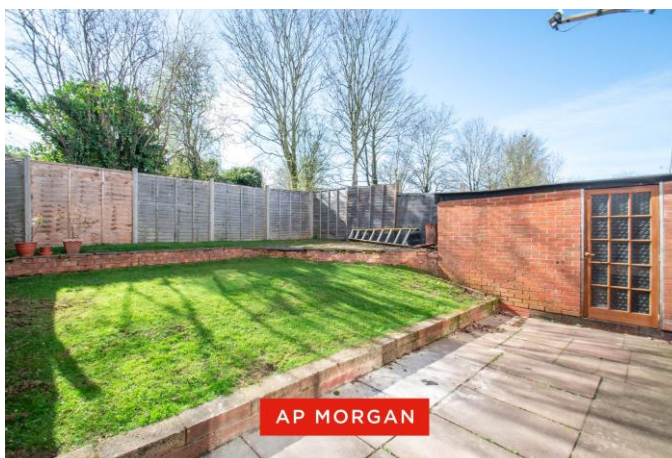
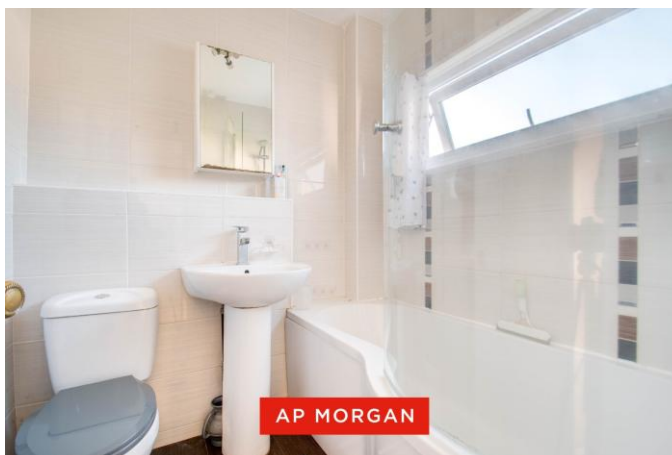
Bathroom 5'11" x 5'9" (1.8m x 1.75m)

EPC Rating: D

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.



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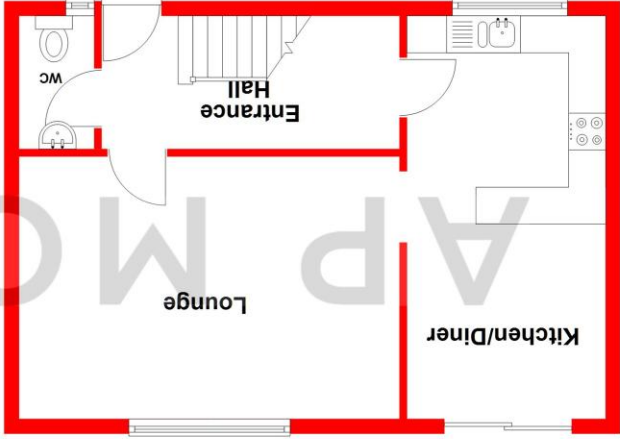
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Identity Checks

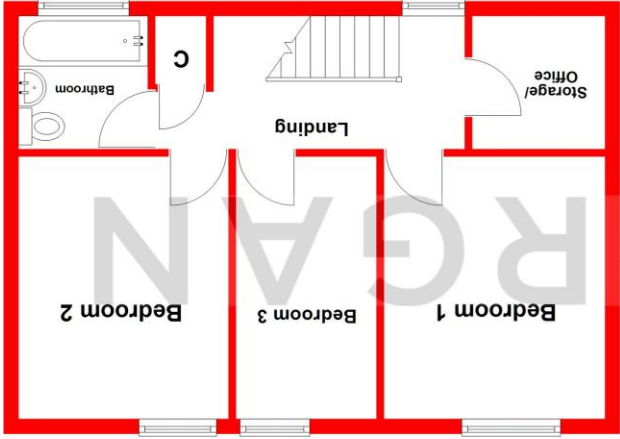
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Ground Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.2 sq. feet)



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.

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