

**AP MORGAN**



**Shakespeare Avenue, Lodge Park, Redditch**  
Offers in the region of £280,000

**Features:**

- A swell-presented semi-detached family home
- Three well-proportioned bedrooms
- Open-plan lounge/dining room
- Fitted kitchen and conservatory
- Family bathroom and downstairs shower room
- Driveway parking and garage
- Generous rear garden

**Description:**

A well-presented, three-bedroom semi-detached family home with ideal and central positioning in Lodge Park. Offering a versatile ground floor living space, off-road parking, an expansive garden and swift access to amenities.

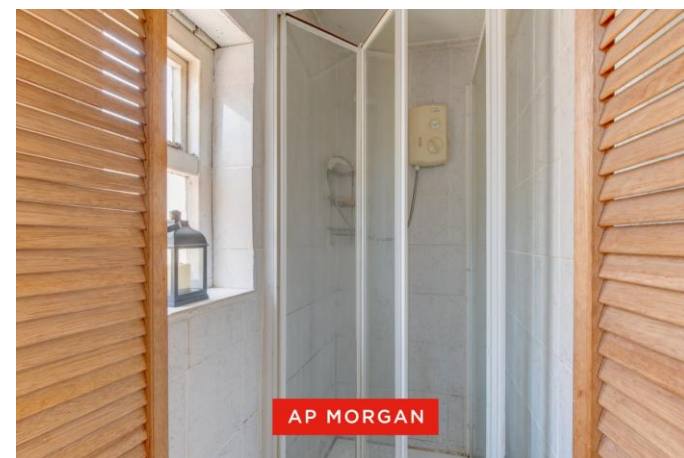
To the front of the property is a tarmac-laid driveway fit for parking multiple vehicles, a mature garden laid to lawn and forward access to the garage as well as the garden of the property.

The ground floor accommodation comprises: a welcoming porch to an entrance hallway and under-stair space, fitted kitchen, the spacious lounge/dining room featuring a fireplace and French doors access to the conservatory. The ground floor is completed with a downstairs shower room and garage.

The first-floor landing establishes: two spacious double bedrooms, a further third single bedroom and the family bathroom.

To the rear is generous garden, main laid to lawn, with an initial patio – ideal for garden furniture and entertaining. The garden features mature hedged boundaries.

Situated in Lodge Park, this property is roughly 1.2 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Hall**

**Porch** 3' x 9'6" (0.91m x 2.9m)

**Lounge/Dining Room** 24'1" x 10'10" (7.34m x 3.3m)

**Conservatory** 9'3" x 16'5" (2.82m x 5m)

**Kitchen** 8'7" x 11'4" (2.62m x 3.45m)

**Shower Room** 5' x 3'4" (1.52m x 1.02m)

**Garage** 17' x 8'9" (5.18m x 2.67m)

**Landing**

**Bedroom 1** 12'2" x 10'9" (3.7m x 3.28m)

**Bedroom 2** 11'11" x 10'9" (3.63m x 3.28m)

**Bedroom 3** 8'1" x 7' (2.46m x 2.13m)

**Bathroom** 8'6" x 7' (2.6m x 2.13m)



**EPC Rating:** C

**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.

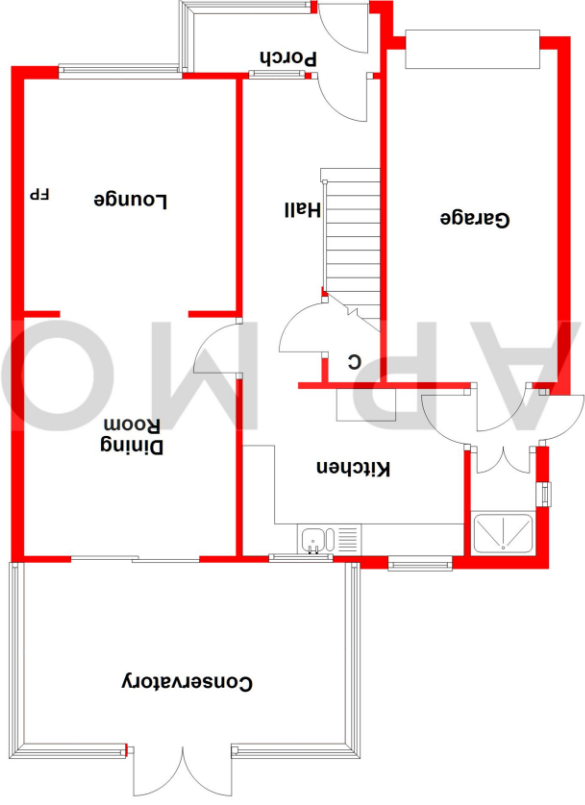
### Need a solicitor?

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.

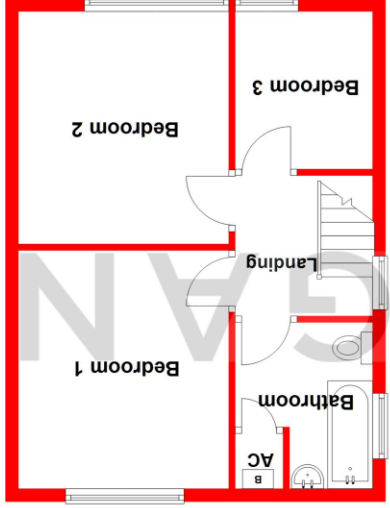
### Identity Checks

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. 79.3 sq. metres (853.4 sq. feet)



First Floor  
Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 120.2 sq. metres (1294.3 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 Planip.

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