

**AP MORGAN**



**Alders Close, Lodge Park, Redditch**  
Offers in excess of £230,000

### Features:

- Semi-detached property
- Two bedrooms
- Generous lounge space
- Well-fit kitchen/diner
- Modern bathroom
- Great front and rear gardens
- On-street parking
- Sought-after location

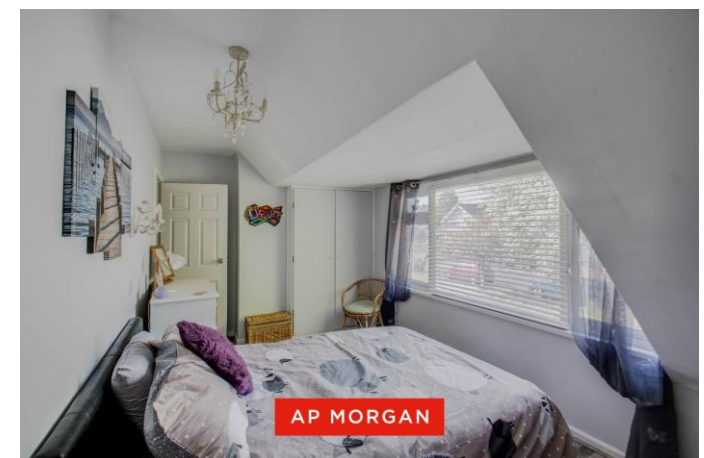
### Description:

Introducing this semi-detached home situated in a quiet cul-de-sac in Lodge Park, Redditch, offering two bedrooms, a generously sized lounge, a well-fitted kitchen, and a great front and rear garden, with the added benefits of a single garage and off-road parking.

On arrival, the front of the property presents a lawn with a conifer, bordered by flowers and shrubbery that add greenery to the frontage. The entrance to the property is located at the side, with space for bin storage. Around the back of the property offers access to a single garage and off-road parking, making it easy for residents, as well as on-road parking at the front for visitors.

Upon entry, the ground floor opens into the entrance hall, comprising stairs rising to the first floor and a cupboard, ideal for coat and shoe storage. To the right is the lounge, a comfortable space featuring a large window that allows plenty of natural light to flow through. On the other side of the entrance hall is the kitchen/diner, which offers ample space for a family dining table, two large storage cupboards, and a well-fitted kitchen with generous storage and worktop space. It also includes an integrated oven with a four-burner gas hob and space for freestanding appliances. The kitchen leads into a lean-to, which provides access to the rear garden.

The first floor leads from the landing into bedroom one, a spacious double with a fitted wardrobe and an additional storage cupboard. There is also a second bedroom, suitable as a single room, office, or nursery, and a bathroom fitted with a toilet, wash basin, bathtub, and shower cubicle. The property also offers a great loft space with a fitted wooden ladder.



The rear garden is accessed via steps leading down to a generous lawn area, with a path running along the side to a patio at the bottom. This area features a garden shed and provides an excellent space for outdoor furniture and dining, all bordered by fences, trees, and shrubbery.

Situated in Lodge Park, Redditch, this property is close to well-regarded schools, shops, and local amenities. Redditch Town Centre is also nearby, offering a wider range of facilities, including bus and train stations, making it convenient for commuters.

**Details:**

**Entrance Hall**

**Lounge** 17' x 9'11" (5.18m x 3.02m)

**Kitchen/Diner** 17' x 12'4" (5.18m x 3.76m) Both Max

**Lean To** 11'2" x 5'9" (3.4m x 1.75m)

**Landing**

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

**Bedroom Two** 10'10" x 7' (3.3m x 2.13m)

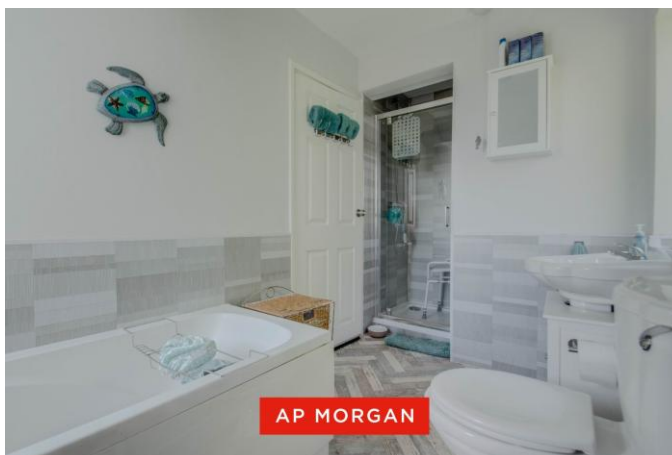
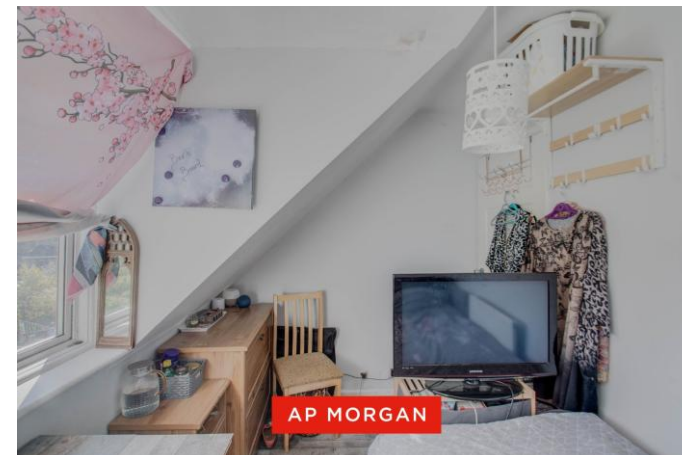
**Bathroom** 5'10" x 10'1" (1.78m x 3.07m)

**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.



## 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?

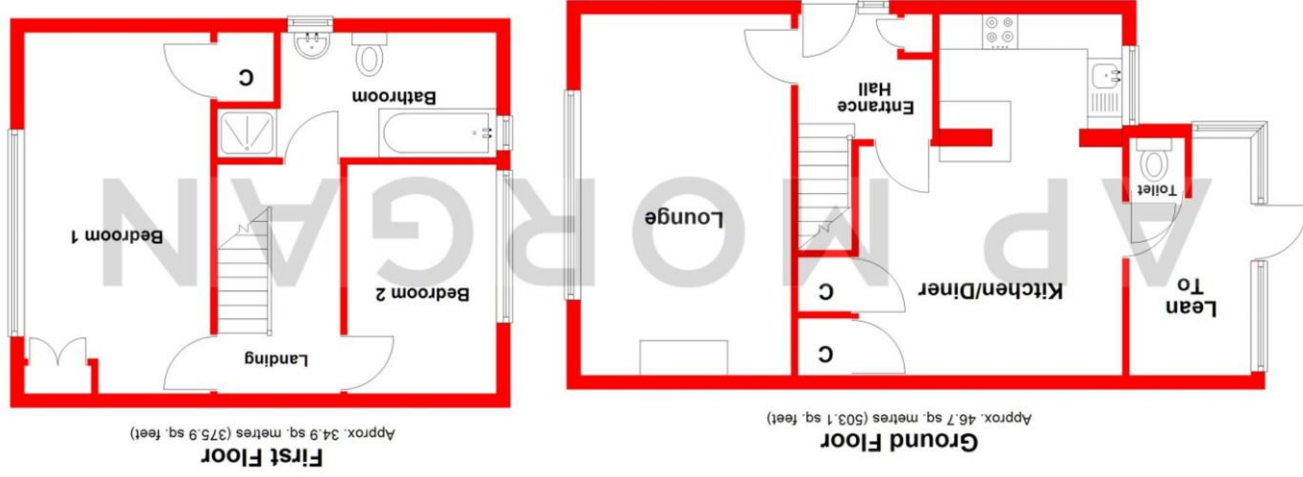
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 81.7 sq. metres (879.0 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.

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