

AP MORGAN



Southcrest Road, Lodge Park, Redditch
Offers in excess of £325,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Recently renovated
- Three spacious bedrooms
- Open-plan kitchen/diner and lounge
- Downstairs WC and modern family bathroom
- Fantastic rear garden
- Driveway and single garage
- Sought-after location

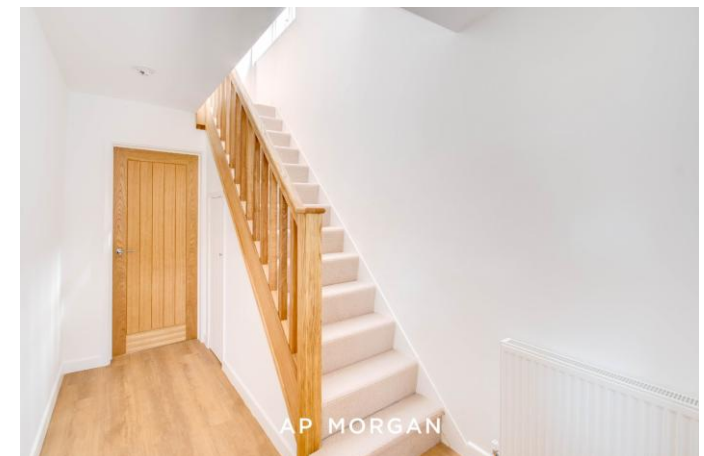
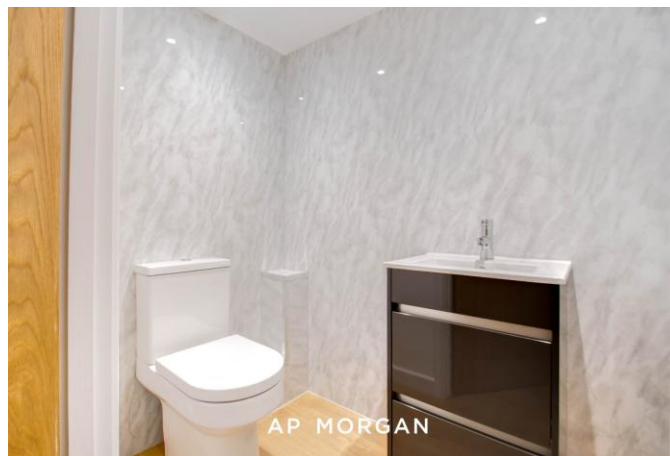
Description:

Welcoming you to this newly renovated, modern semi-detached family home, offered with no onward chain, featuring three spacious bedrooms, a fantastic open-plan kitchen/diner and lounge, a generous rear garden, and the added benefits of a driveway and single garage, situated in the sought-after area of Lodge Park, Redditch.

On arrival, the property presents a spacious driveway suitable for multiple vehicles, with a pathway down the side leading to a gate that provides access to the rear garden. There is also access to the single garage, which is positioned to the side of the property adjacent to the entrance.

The ground floor welcomes you into a porch, offering space for coat and shoe storage, which leads into the entrance hall. The hall comprises stairs rising to the first floor, a door to the lounge on the left, and a further door opening into the kitchen/diner. The modern kitchen is fitted with ample storage and worktop space, as well as an integrated fridge/freezer, oven with electric hob and extractor hood, and space for freestanding utility appliances. A walkway to the side provides access to the WC, fitted with a toilet and wash basin, as well as an internal door to the garage. Adjacent to the kitchen is a spacious dining area with bi-fold doors opening onto the rear garden. To the other side is the lounge, a generous space ideal for relaxation and family entertainment, featuring a bay window overlooking the front of the property.

The first floor leads to a landing providing access to bedroom one, a generous double; bedroom two, a further double; and bedroom three, a spacious single, all of which offer ample space for storage furniture. The family bathroom is also located on this floor and comprises a four-piece suite including a toilet, wash basin, shower cubicle, and bathtub.



The rear garden opens onto a fantastic patio area, perfect for outdoor furniture, dining, and entertaining. Steps lead down to a spacious lawn, all enclosed by fencing, with mature bushes to the rear providing additional privacy.

Well situated, the property is conveniently positioned for shopping facilities, excellent local schools, bus links into Redditch Town Centre, and good road networks to the surrounding areas.

Details:

Porch

Entrance Hall

Kitchen/Diner 16'4" x 8.26 (4.98m x 8.26)

Lounge 12'5" x 11'9" (3.78m x 3.58m)

WC

Garage 10'9" x 7'9" (3.28m x 2.36m)

Landing

Bedroom One 12'5" x 10'11" (3.78m x 3.33m)

Bedroom Two 10'4" x 9'11" (3.15m x 3.02m)

Bedroom Three 9' x 7'3" (2.74m x 2.2m)

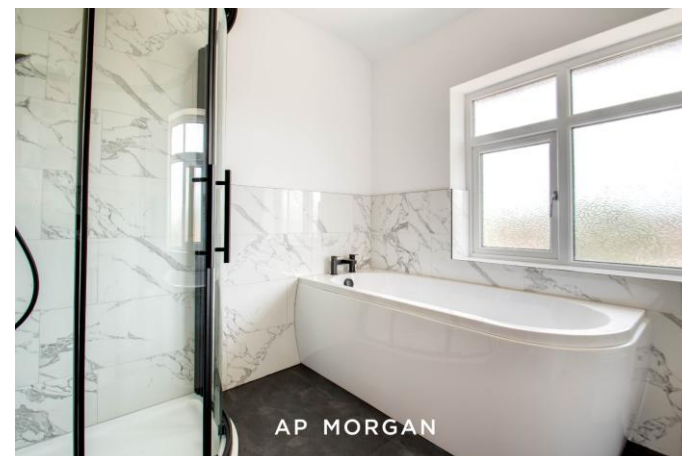
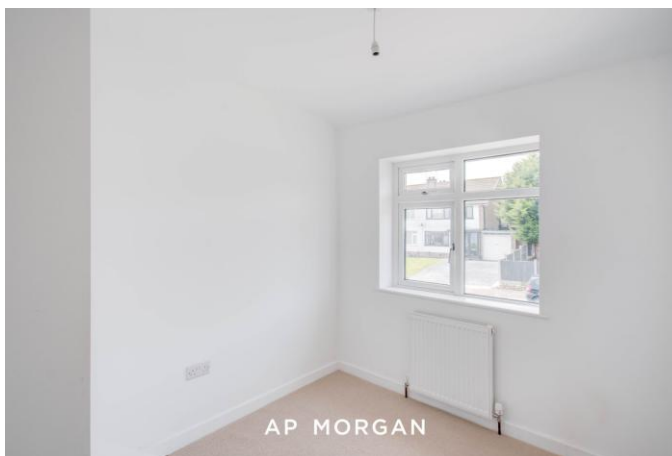
Bathroom 7'3" x 8'5" (2.2m x 2.57m)

EPC Rating: F

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 Wisser 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.wissermortgageadvice.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.

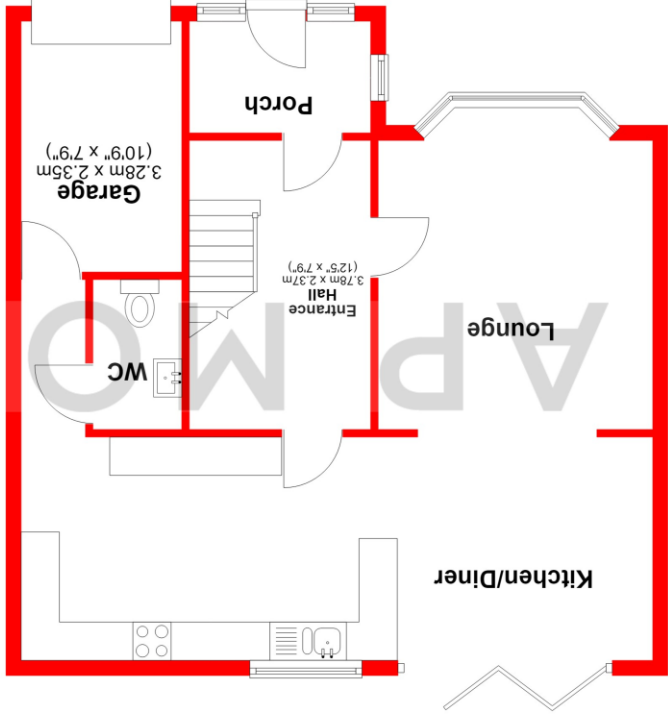
Need a solicitor?

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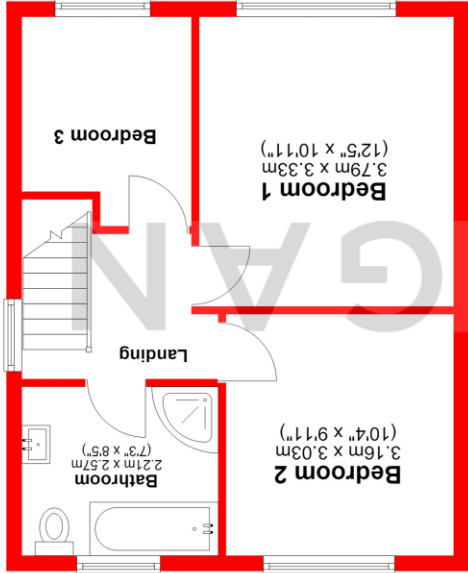
Identity Checks

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. 64.1 sq. metres (690.3 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 104.1 sq. metres (1120.8 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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