

AP MORGAN



Wharrington Hill, Greenlands, Redditch
Offers in excess of £235,000

Features:

- No Onward Chain
- Generous Side Garden with Extension Potential (STPP)
- Well Presented Three Bedroom Semi-Detached Home
- Recently Fitted Contemporary Kitchen
- Freshly Decorated Throughout
- Spacious Lounge/Dining Room
- Private Driveway Providing Off-Road Parking
- Ideal for First-Time Buyers, Families or Investors

Description:

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, growing families or investors alike. Benefitting from a private driveway providing off-road parking, a generous side garden with scope to extend (subject to the necessary planning permissions), and a recently refitted kitchen, the property has also been freshly redecorated throughout, creating a home that is ready to move straight into.

The property is approached via a fore-garden with a private driveway to the side of the front entrance.

Once inside, the accommodation briefly comprises a welcoming entrance hall with useful storage, a spacious dual-aspect lounge/dining room providing an ideal space for both everyday family living and entertaining, a stylish newly fitted kitchen with a range of contemporary units, and a separate utility room offering additional practicality.

To the first floor are three well-proportioned bedrooms, all accessed from the central landing, together with a family bathroom. The versatile layout is perfectly suited to modern family life and also offers flexibility for those working from home.

Outside, the property enjoys a generous side garden offering fantastic potential to extend or further enhance the accommodation, subject to the relevant planning permissions. The private driveway provides convenient off-road parking, while the outdoor space offers plenty of room for children to play or for entertaining family and friends.



Ideally situated close to a range of local shops, schools, amenities and excellent transport links, this is a superb opportunity to acquire a spacious home with further potential in a sought-after location. Early viewing is highly recommended.

Details:

Porch 5'6" x 2'9" (1.68m x 0.84m)

Hall

Lounge/Dining Room 17' x 13'3" (5.18m x 4.04m) Both Max

Kitchen 10'11" x 9'9" (3.33m x 2.97m)

Utility Room 11'1" x 7'9" (3.38m x 2.36m) Both Max

Landing

Bedroom 1 14'11" x 9' (4.55m x 2.74m) Both Max

Bedroom 2 11'3" x 9'3" (3.43m x 2.82m)

Bedroom 3 8'9" x 7'9" (2.67m x 2.36m)

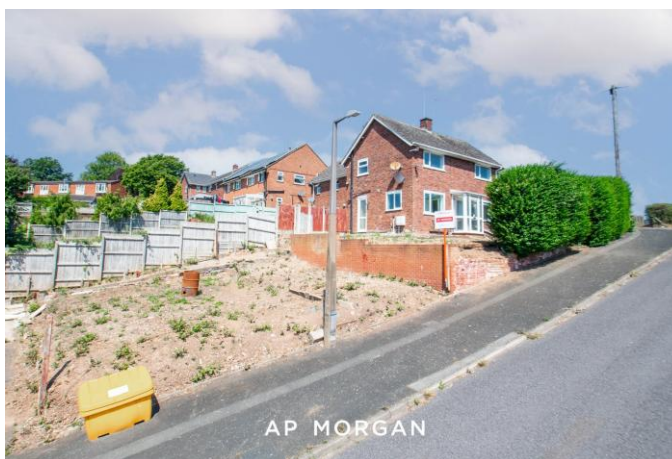
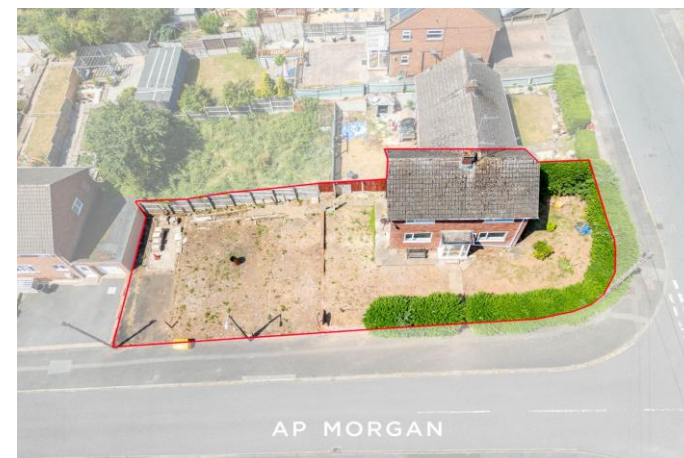
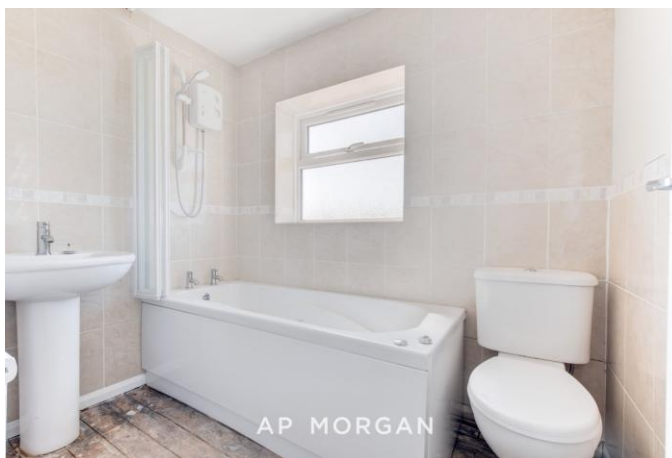
Bathroom 7'4" x 5'1" (2.24m x 1.55m)

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

Property to sell?

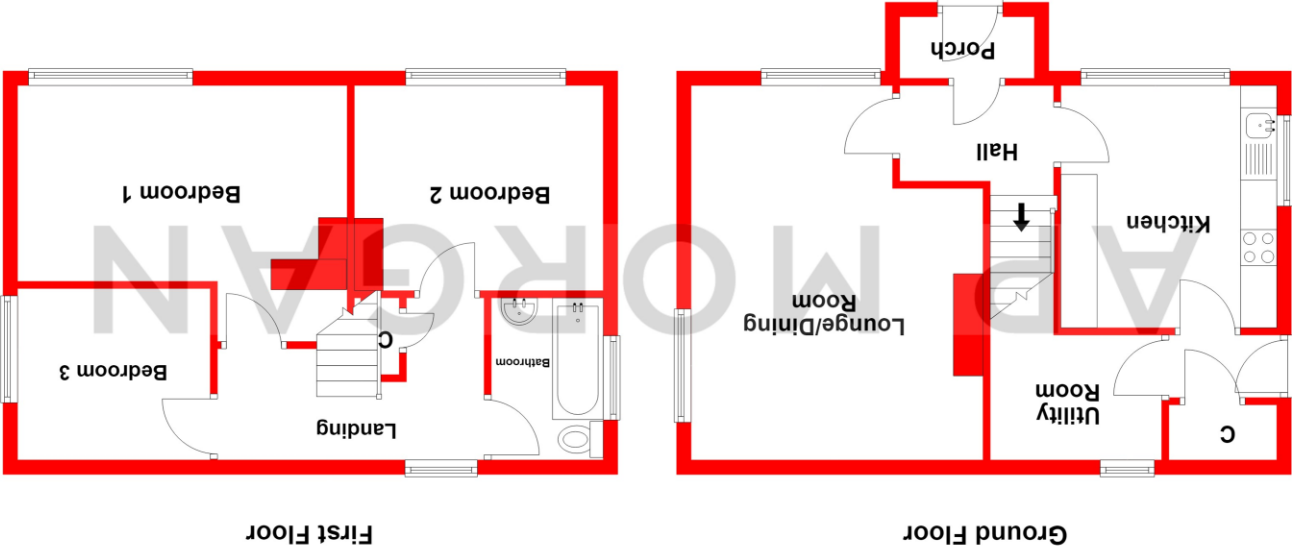
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Total area: approx. 85.5 sq. metres (920.6 sq. feet)

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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