

AP MORGAN



Gaydon Close, Lodge Park, Redditch
Offers in the region of £230,000

Features:

- Spacious end of terrace two bedroom home
- Garden room to the rear
- Open plan kitchen and dining area
- Landscaped gardens front and rear
- Split level rear garden with two patios
- Porch conservatory entrance
- Off road parking
- Well presented throughout

Description:

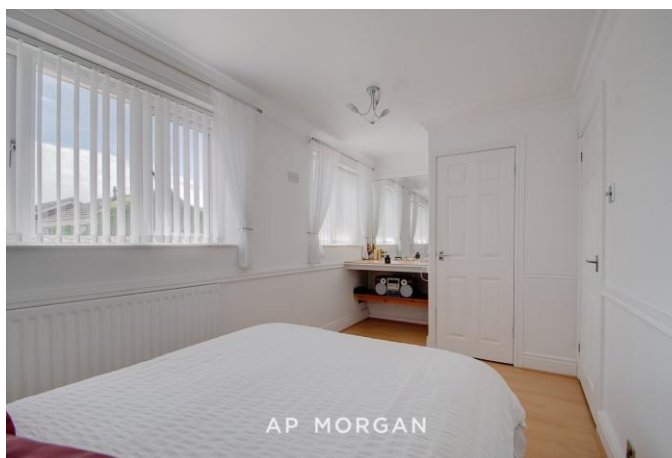
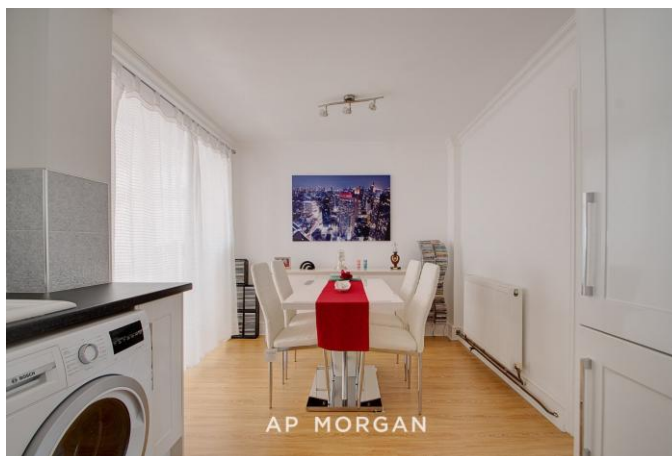
You'll need to come inside to understand why this property stands out!

The front garden has been carefully landscaped and immediately separates this from the standard kerbside approach you see up and down most closes. A concrete print pathway leads you to a porch conservatory at the front door, a useful space between the outside world and the home itself.

Inside, the décor is clean and neutral throughout, carried in white tones that make every room feel bright and considered. The lounge is a good size and flows through to the open plan kitchen and dining area at the rear, which is well fitted with a gas hob, electric oven, double sink and fridge freezer, with space and plumbing for freestanding appliances and enough room for a proper dining table.

Accessed through large double glazed sliding doors from the kitchen and dining area is the fantastic garden room, it has a partially vaulted solid roof, recessed downlighting and a Velux window that floods the space with natural light. Whether you use it as a home office, a playroom, a reading room or just somewhere to sit with a coffee and look out at the garden, it earns its place in the floorplan.

Both bedrooms upstairs are doubles, each with built-in wardrobe storage. Bedroom one spans the full width of the property so it's a genuinely generous principal room. The bathroom is a clean three piece suite.



The rear garden has been neatly landscaped across two levels, with a stone paved patio at the lower level and steps up to a raised second patio area with a timber shed. A side gate gives you access back to the front. There's also an allocated off road parking space in the close.

Lodge Park is a well established residential area with schools, local shops and everyday amenities close by. Redditch town centre is a short drive away and the M42 and M5 are both easily accessible for commuters heading into Birmingham or beyond.

If you're looking for a home that's been genuinely looked after and has more to offer than the outside lets on, get in touch and come and see it.

Details:

Porch Conservatory

Hall

Lounge 3.84 x 3.58 Max

Kitchen/Dining Room 4.54 x 2.76

Garden Room 2.41 x 4.16

Bedroom One 2.44 x 4.54

Bedroom Two 3.45 x 2.60 Max

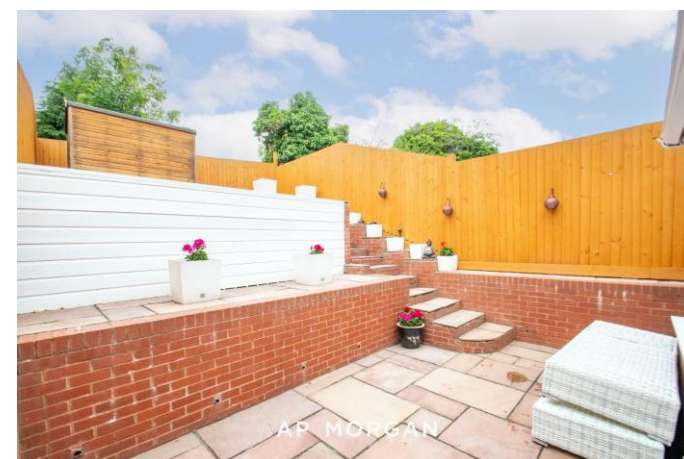
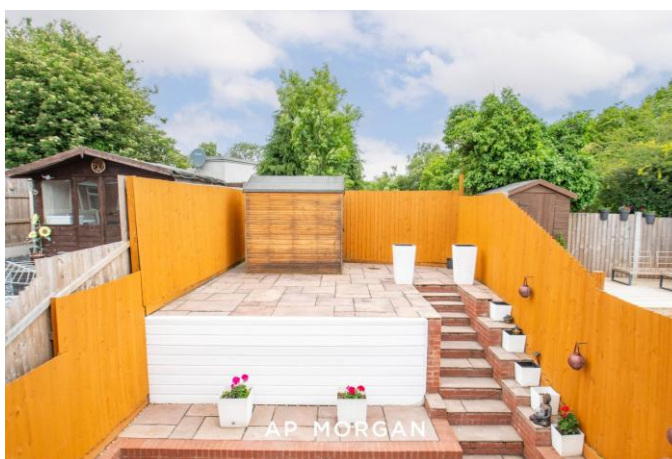
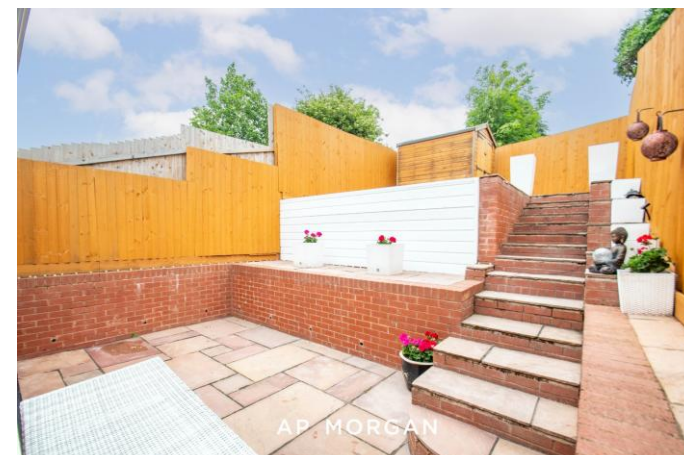
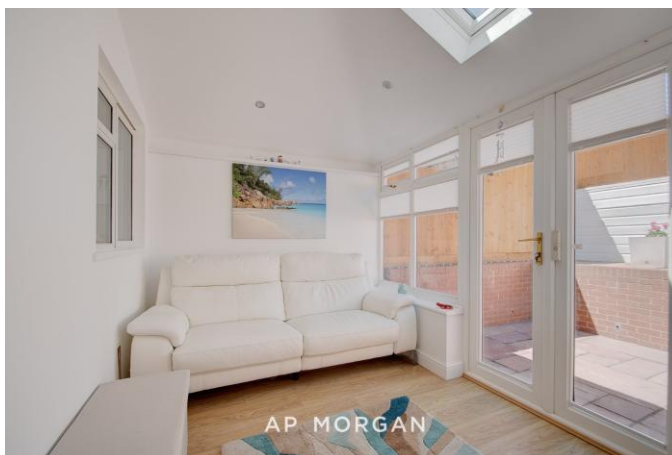
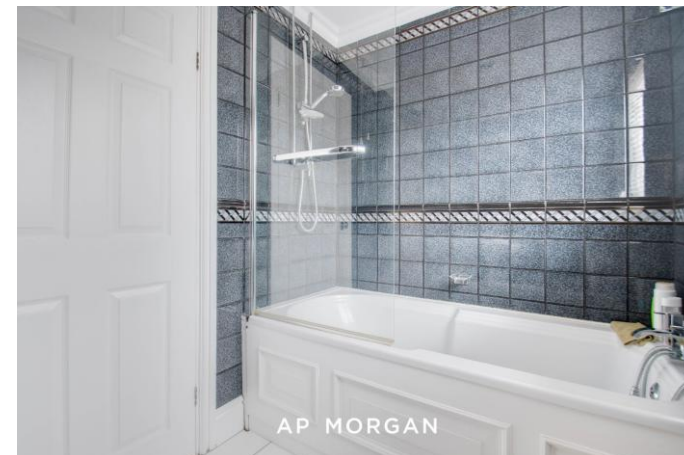
Bathroom 1.72 x 2.05

EPC Rating: To be confirmed

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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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?

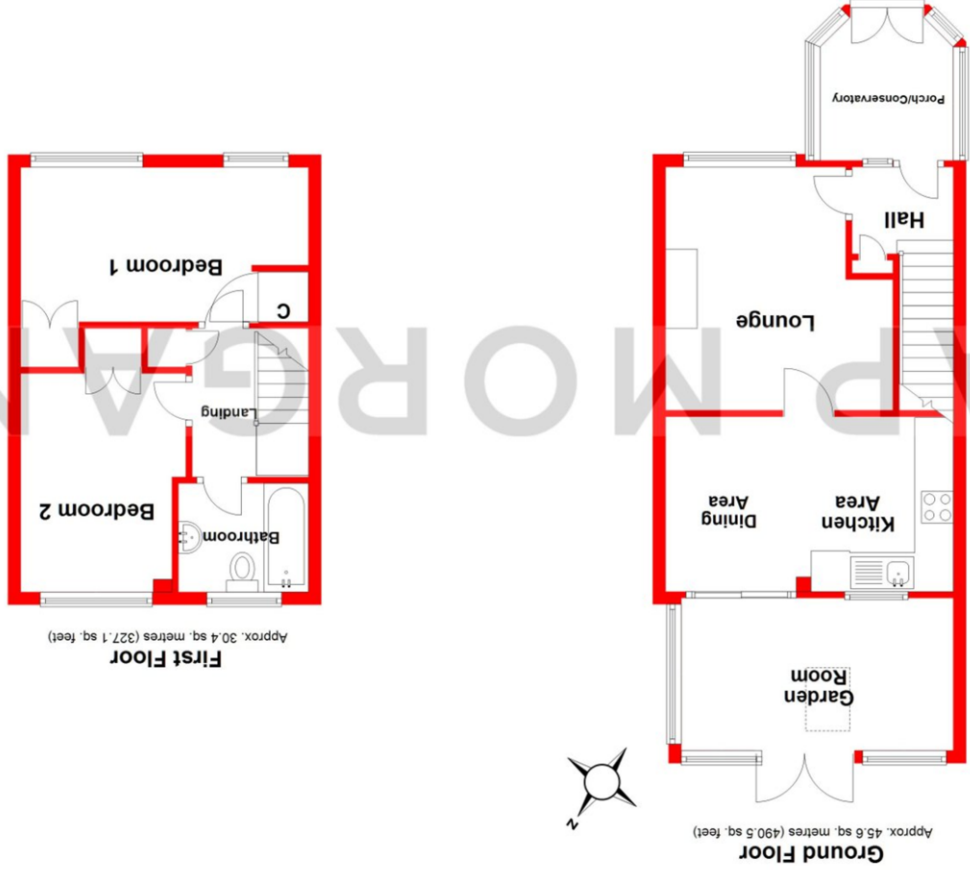
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Identity Checks

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Total area: approx. 76.0 sq. metres (817.6 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 Planipz.

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