

AP MORGAN



Southcrest Road, Lodge Park, Redditch
Offers in excess of £300,000

Features:

- Three double bedrooms
- Generous open-plan lounge diner
- Well-fitted kitchen with integrated oven and hob
- Entrance hall with WC and stairs to first floor
- Extensive rear garden with patio for entertaining
- Large windows throughout
- Two car driveway and spacious garage
- Close to shops, schools, Redditch town centre and transport links

Description:

Lodge Park address. Three double bedrooms. Garage, driveway, generous garden. Everything a growing family actually needs.

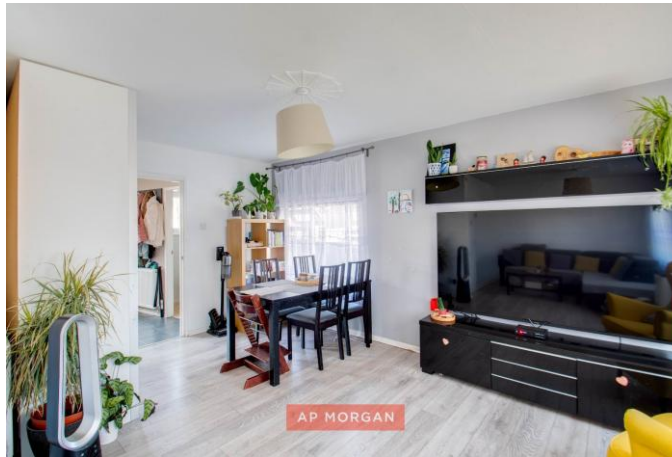
Step through the front door and the entrance hall sets the tone straight away, with a handy WC/cloakroom and stairs rising to the first floor, giving you a proper sense of arrival before you've even reached the main event.

The open-plan lounge diner is where you'll spend most of your time, and it shows. Generous enough for a proper sit-down dinner party and a Sunday afternoon sprawl on the sofa, with large windows pulling in plenty of light throughout. The kitchen is well-fitted and practical, with ample storage and an integrated oven and hob, so it's ready to cook in from day one. This space also provides integral access to the handy garage.

Upstairs, you'll find three double bedrooms and a family bathroom, giving everyone in the house room to actually spread out.

Outside, a two car driveway and spacious garage take care of parking and storage (or that home gym you keep threatening to set up), while the extensive rear garden and patio are built for long summer evenings and the kind of entertaining that spills outside.

You're close to shops, schools and Redditch town centre, with motorway links, train and bus stations all within easy reach, so the daily commute and the weekend run to school are both sorted.



Details:

Entrance Hall

Kitchen 13'4" x 8'4" (4.06m x 2.54m) Both Max

Dining Room 7'2" x 10'6" (2.18m x 3.2m)

Lounge 10' x 19'3" (3.05m x 5.87m)

WC

Garage 16'2" x 11'10" (4.93m x 3.6m) Both Max

Landing

Bedroom One 13'8" x 10'6" (4.17m x 3.2m)

Bedroom Two 9'4" x 10'8" (2.84m x 3.25m)

Bedroom Three 10' x 8'5" (3.05m x 2.57m)

Bathroom 6'10" x 5'5" (2.08m x 1.65m)



EPC Rating: D

Council Tax Band: D (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?

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.

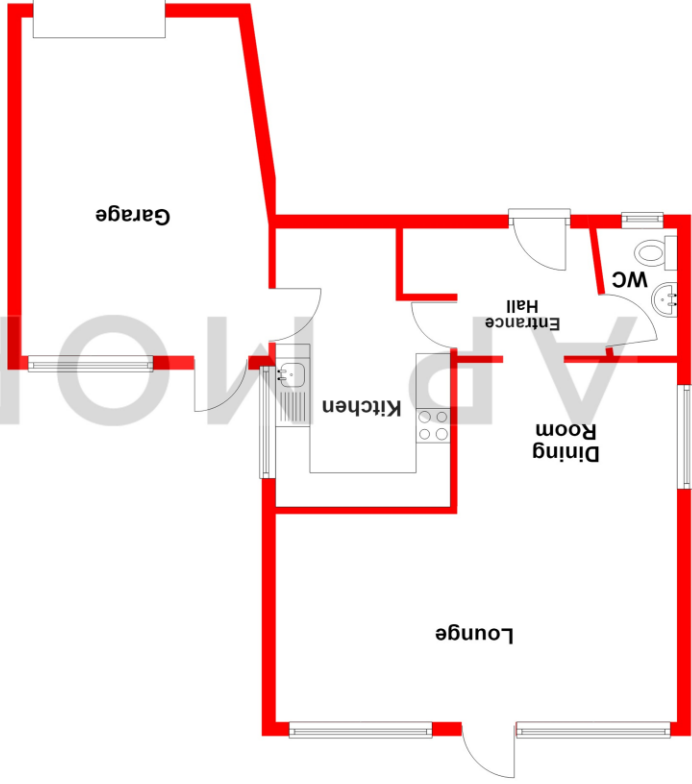
Need a solicitor?

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.

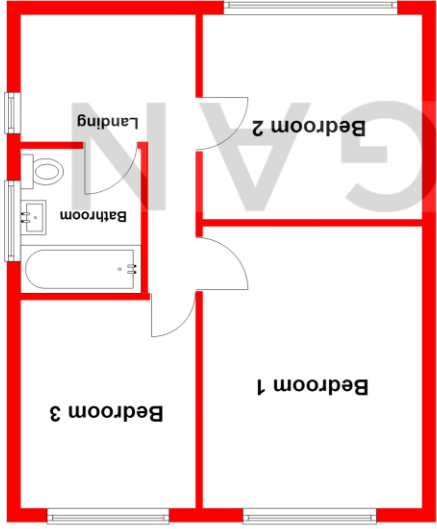
Identity Checks

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



First Floor



Total area: approx. 101.7 sq. metres (1094.5 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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