

AP MORGAN



Flyford Close, Lodge Park, Redditch
Offers in excess of £180,000

Features:

- Three genuine double bedrooms
- Kitchen diner with French doors onto the garden
- Integrated oven, four burner gas hob and extractor hood
- Spacious lounge
- Separate storage room to the first floor
- Spacious entrance hall with under-stairs storage
- Downstairs WC
- Communal parking

Description:

Situated in Lodge Park, three double bedrooms under one roof. A spacious mid-terrace that gives the family room to grow.

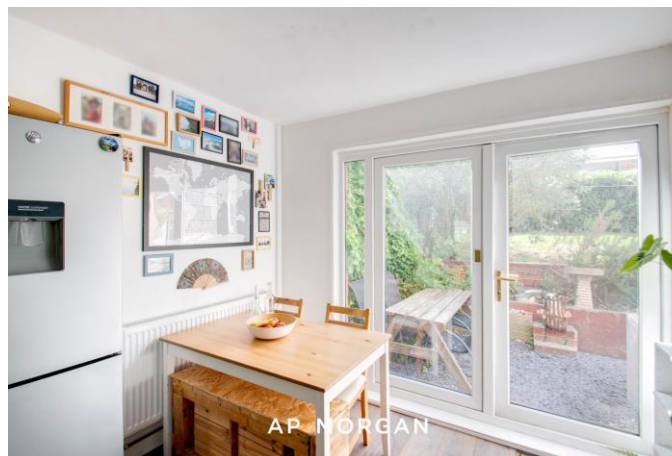
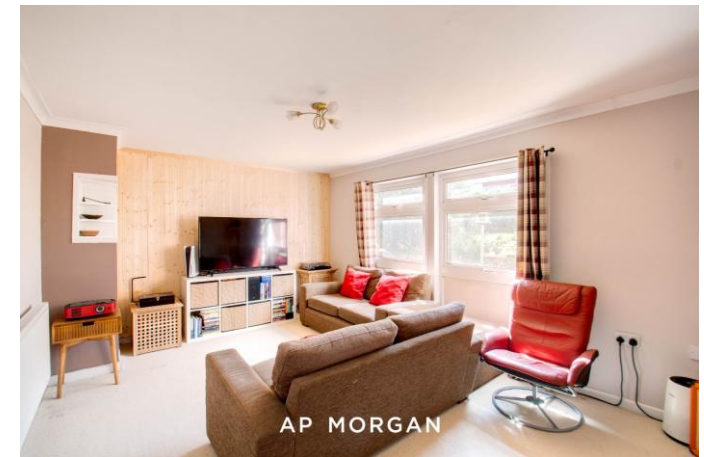
Step inside and the entrance hall sets the tone straight away, with useful space tucked under the stairs so coats, shoes and school bags have somewhere to go other than the floor. A downstairs WC sits neatly off this hallway, right where you'd want it for quick visits without disturbing anyone upstairs.

The lounge opens out as a genuine space to settle into, whether that's a Sunday morning with the paper or the television on in the evening. From the end of the hallway, the kitchen diner picks up the pace. French doors open straight onto the garden, so the room stretches outside the moment the weather allows, and the integrated oven, four burner gas hob and extractor hood mean it's ready to cook in from day one.

Upstairs, you'll find three genuine double bedrooms, which is rarer than it should be in a mid-terrace this size. A separate storage room on this floor takes the pressure off wardrobes and cupboards, and the main bathroom serves the whole family with ease.

Outside, a fantastic rear garden, patio space and lawn on the higher level with surrounding shrubbery, and communal parking at the front keeps things simple. No permit juggling, no reversing dramas, just a spot for the car and one less thing to think about.

This is a home that's been built to be lived in properly from the first double bedroom to the last cupboard under the stairs, without shouting about it.



Day to day, you're well covered here. A Tesco Express sits within Lodge Park itself on Shakespeare Avenue, handy for the everyday shop, and Redditch town centre with the Kingfisher Shopping Centre and Trafford Retail Park is a short bus or drive away for anything bigger. For schools, Oak Hill First School sits right on Wirehill Drive within Lodge Park, rated Good by Ofsted, with St Bede's Catholic Middle School close by too. Getting around is straightforward: bus routes including the 57, 58 and X19 run through the area into Redditch town centre and beyond, and Redditch station, the southern terminus of the Cross-City Line, gives you direct trains up to Birmingham New Street without changing.

Details:

Entrance Hall

Lounge 11'8" x 16'6" (3.56m x 5.03m)

Kitchen/Diner 17'9" x 8'11" (5.4m x 2.72m)

WC

Landing

Bedroom One 13'8" x 10' (4.17m x 3.05m) Both Max

Bedroom Two 11'8" x 9' (3.56m x 2.74m)

Bedroom Three 11'8" x 6'2" (3.56m x 1.88m)

Bathroom 5'9" x 5'9" (1.75m x 1.75m)

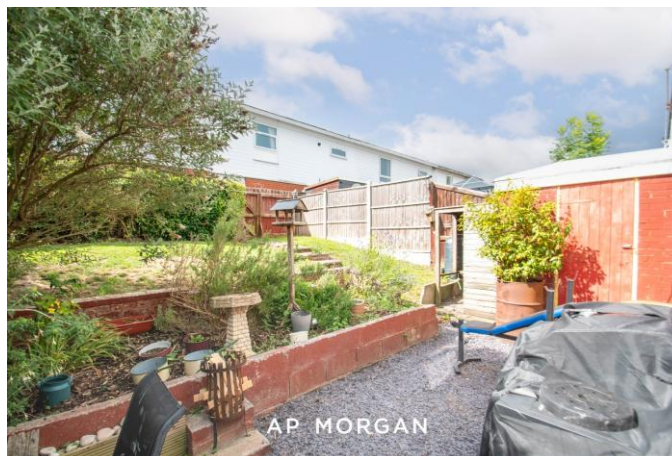
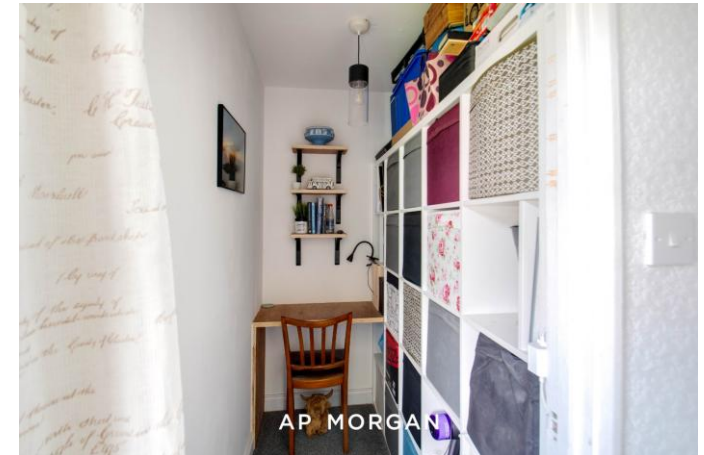
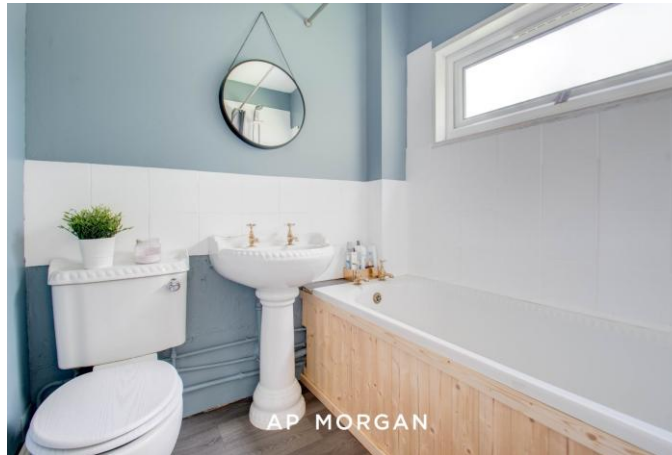
Storage 4'3" x 5'11" (1.3m x 1.8m)

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.



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Need a mortgage?

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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.

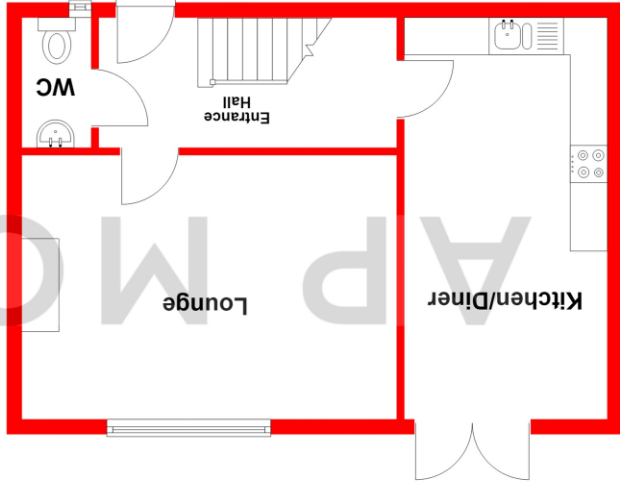
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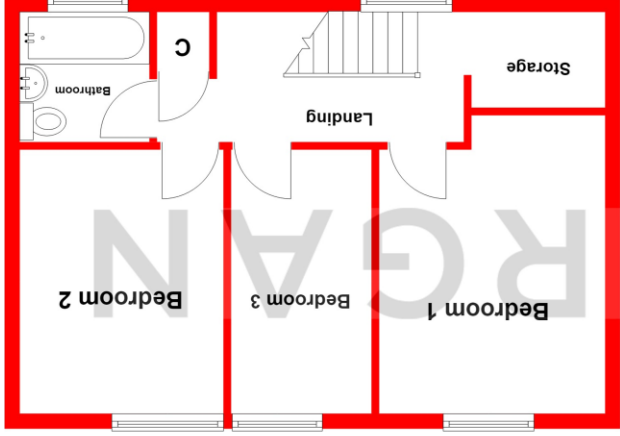
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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. 85.3 sq. metres (917.8 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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