

**AP MORGAN**



**Dixon Close, Enfield, Redditch**  
Offers in the region of £140,000

**Features:**

- Well-presented ground floor flat
- Two bedrooms, one double, one single
- Generous lounge space
- Well fitted kitchen with integrated oven, hob and microwave
- Modern shower room
- One allocated parking space
- Storage cupboard and intercom entry system in hall
- Gas central heating throughout

**Description:**

This ground floor flat gives you space that flexes around your life, not the other way round.



The front of the apartment offers one allocated parking space, as well as visitor spaces dotted around so that's one less thing to think about.

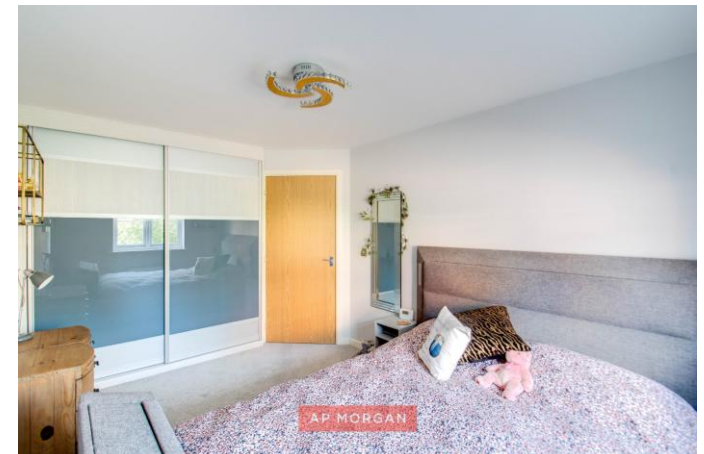
Step inside and a storage cupboard and intercom in the hallway take care of the practical side of flat living, followed by the lounge, setting the tone, generous enough for proper furniture and a proper Sunday sprawl. The kitchen opens up from here and is well fitted with an integrated oven, electric hob and microwave, so you can get straight to cooking rather than kitting it out first.



You've got two bedrooms to work with. The double comes with a fitted wardrobe, while the second room offers a comfortable single with ample room for storage space.

The boiler at the apartment was fitted in August 2021 and has been yearly maintained and serviced.

You're within walking distance of Redditch town centre, where the Kingfisher Shopping Centre covers your everyday shopping alongside high street names, cafés and restaurants. A retail park nearby brings a Sainsbury's and B&M within easy reach for the weekly shop. For commuting or heading further afield, Redditch train station and the town's bus station are both close by, putting the wider West Midlands within easy reach without giving up the convenience of living close to the centre, as well as having close by links to the M5 and M42 motorways.



**Details:**

**Hall**

**Lounge** 15'3" x 13'1" (4.65m x 4m) Both Max

**Kitchen** 5'9" x 10'9" (1.75m x 3.28m)

**Bedroom One** 9'1" x 12' (2.77m x 3.66m) Both Max

**Bedroom Two** 9'2" x 12' (2.8m x 3.66m) Both Max

**Bathroom** 6'7" x 5'5" (2m x 1.65m)



**EPC Rating:** To be confirmed

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (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](http://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.

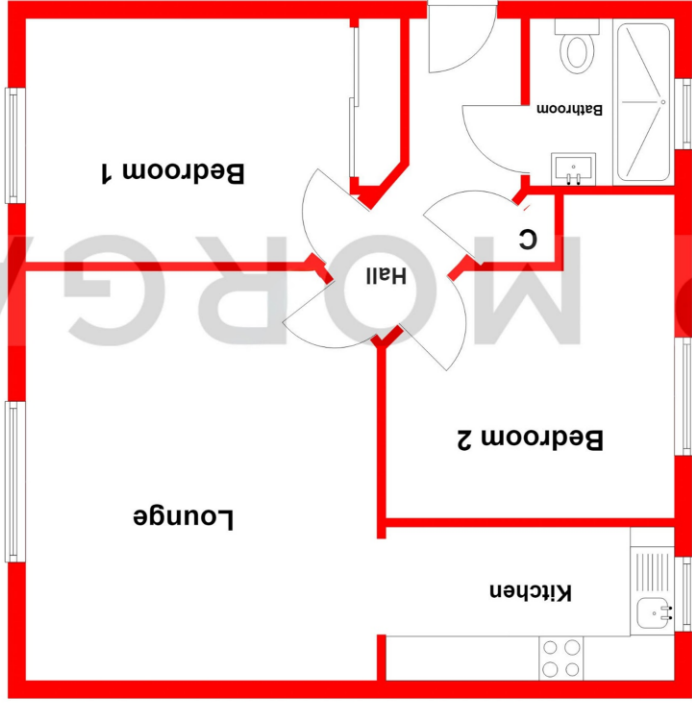
### Need a solicitor?

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



Total area: approx. 55.3 sq. metres (595.4 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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