

AP MORGAN



Parsons Road, Redditch

Offers in the region of £300,000

Features:

- Three double bedrooms
- Spacious lounge/dining room
- Modern fitted kitchen
- Substantial rear conservatory
- Externally accessed office/gym
- Garage providing additional storage space
- Ground floor WC
- Contemporary family shower room
- Significant room in loft, ideal for office/study
- Versatile rear garden
- Off street parking for multiple vehicles
- Short drive to amenities and Redditch town centre
- No onward chain

Description:

A Home That Grew With Its Family, Ready for Its Next Chapter

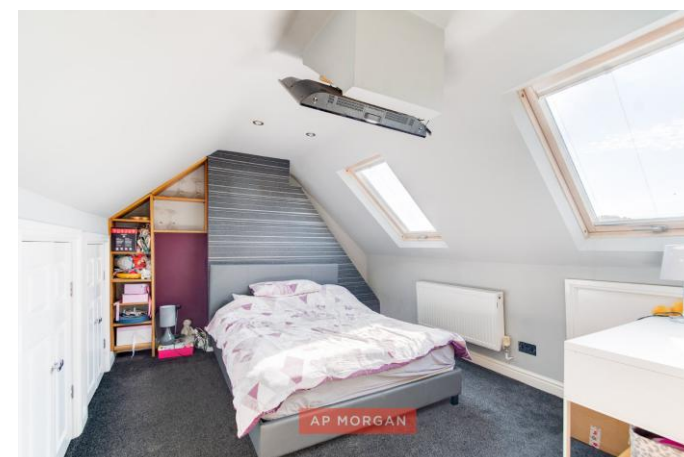
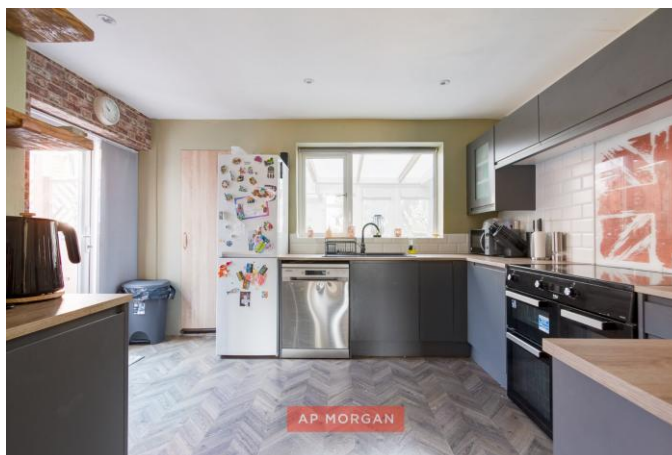
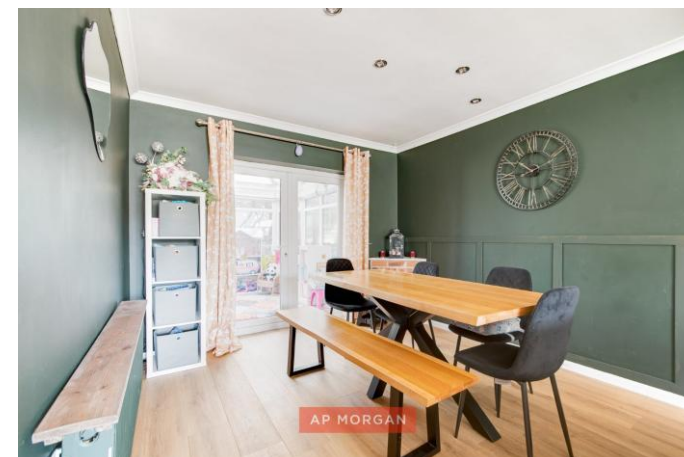
There's a particular kind of house that reveals itself slowly, room by room, and this three bedroom semi detached home is exactly that kind of place. Set across a thoughtful layout with a spacious lounge/dining room, a modern fitted kitchen, and a substantial rear conservatory, it's a property built for family life in every sense, from quiet mornings to full house entertaining.

The ground floor offers real flexibility, with a WC for guests, a garage that doubles as useful storage, and an externally accessed office or gym that gives the option of working from home without ever feeling like work has come indoors.

Upstairs, three well-sized double bedrooms and a contemporary family shower room provide comfortable, well proportioned living, while a generous room in the loft adds a further layer of possibility, whether that's a study, a studio, or simply extra space to grow into.

Outside, off street parking for multiple vehicles makes daily life easier from the moment you pull up, and the versatile rear garden has clearly been a much loved part of this home, made for long summer evenings and easy outdoor living. The location strikes a rare balance too, peaceful and residential, yet just a short drive from Redditch town centre, local amenities, motorway links and the train station, so commuting or nipping out for essentials has never been a hassle.

Our seller says: "The size of the property, lots of space and the location was what caught our eye from the very first viewing. What we've never stopped loving is how the house feels like lots of different areas within it, from the raised patio to the outdoor kitchen to the loft. We use the garden for entertaining and outdoor eating, it's a really good sun trap, and the size and layout of the property is what always gets a reaction from anyone visiting for the first time. What we'll miss most is the personal spaces, eating and drinking outside, and cosy evenings by the log burner. We think this home is perfect for a large family."



Our agent says: "Honestly, this one ticks every box for a growing family. It's spacious, it's sociable, and it's practical, and with no onward chain it's ready to go. I'd tell anyone looking in this price range to come and see it for themselves."

Offered with no onward chain, this is a rare opportunity to secure a spacious, flexible family home in a sought after and convenient location.

Details:
Porch

Hall

Lounge/Dining Room 22'6" x 13'9" (6.86m x 4.2m) Both Max

Kitchen 11'7" x 12'5" (3.53m x 3.78m) Both Max

Conservatory 7'4" x 21' (2.24m x 6.4m) Both Max

Ground Floor WC 2'9" x 4'4" (0.84m x 1.32m) Both Max

Gym/Office 13'7" x 9'9" (4.14m x 2.97m)

Garage/Storage 8'7" x 9'7" (2.62m x 2.92m)

Landing

Bedroom One 11'3" x 10' (3.43m x 3.05m)

Bedroom Two 10' x 10'5" (3.05m x 3.18m) Both Max

Bedroom Three 7'10" x 12'7" (2.4m x 3.84m)

Shower Room 7'7" x 7'9" (2.3m x 2.36m)

Study 22'8" x 8'4" (6.9m x 2.54m) Both Max

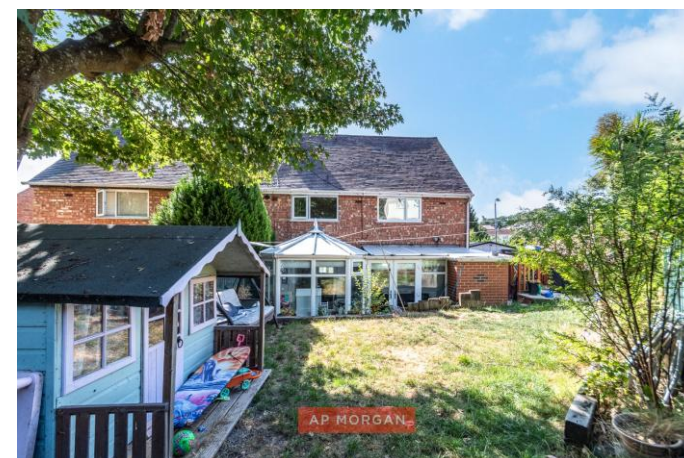
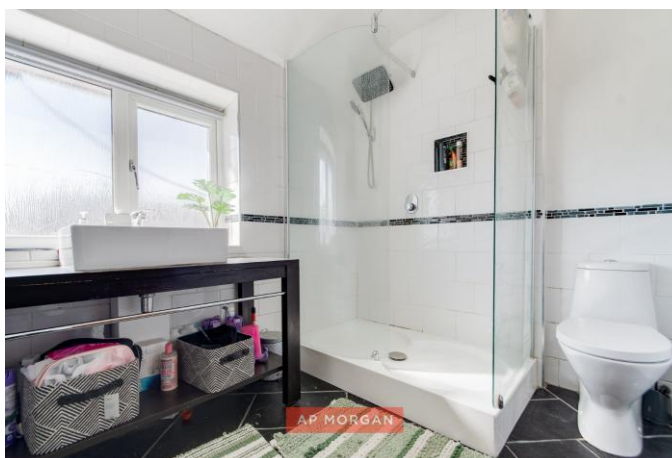
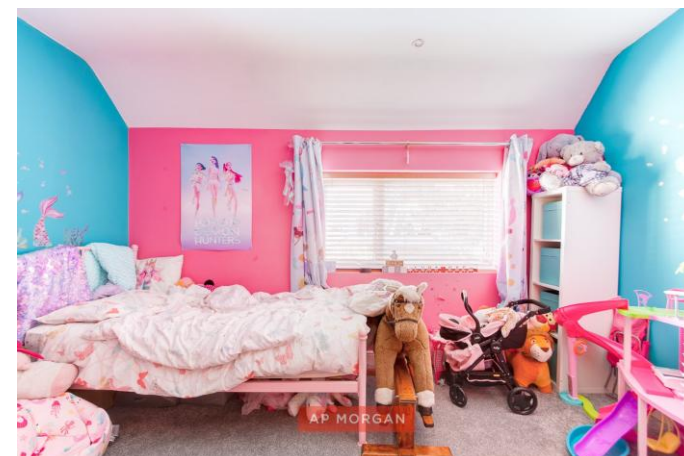
Shower Room 5' x 6'6" (1.52m x 1.98m) Both Max

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.



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?

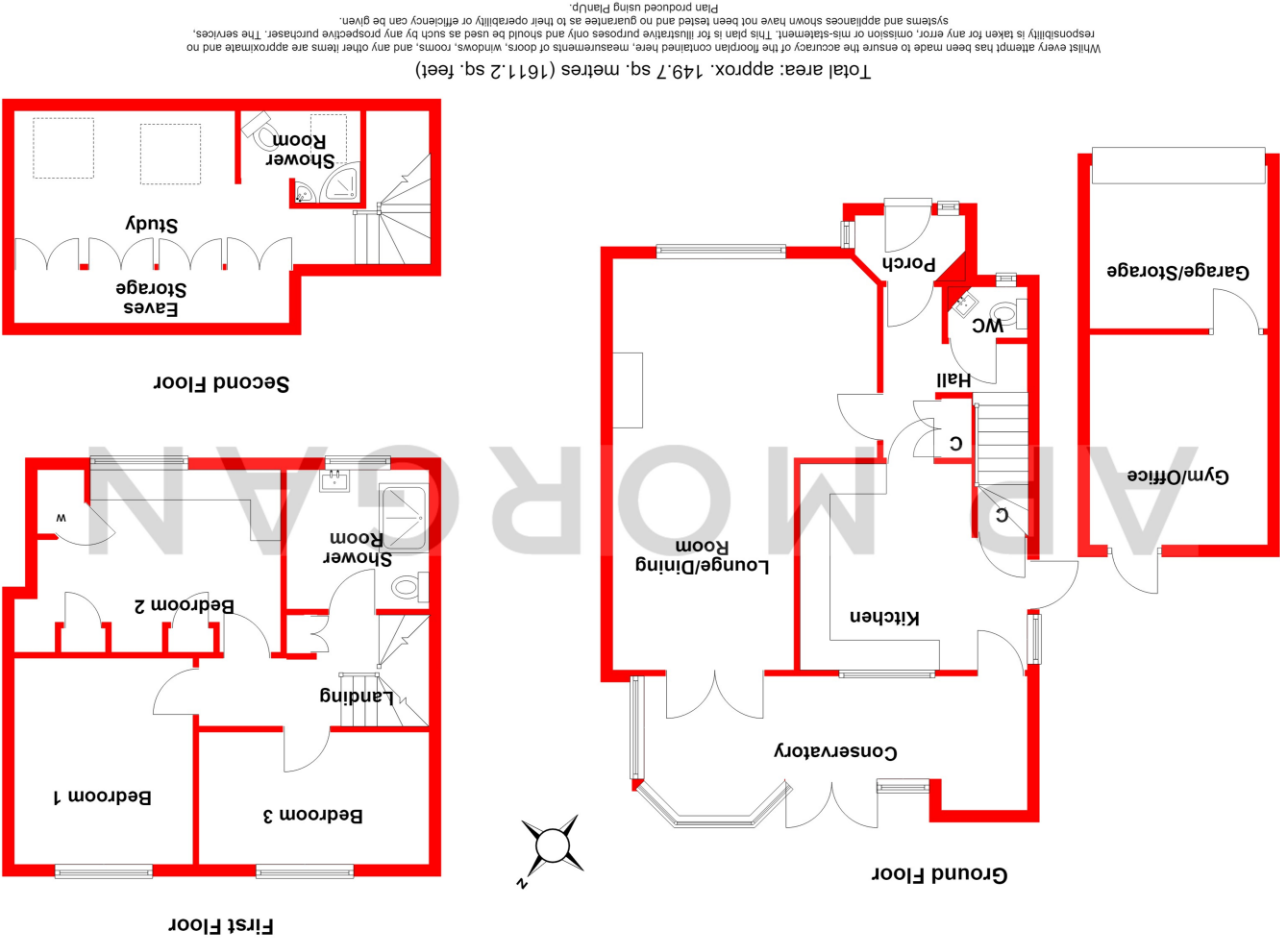
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.