

AP MORGAN



Aldington Close, Lodge Park, Redditch
Offers in excess of £190,000

Features:

- End of terrace home with three bedrooms (two doubles, one single)
- South-facing rear garden, perfect for long summer evenings
- Sliding doors from both lounge and kitchen diner open onto the garden
- Well-fitted kitchen diner, bright and sociable
- Spacious lounge filled with natural light
- Downstairs WC for everyday convenience
- Outbuilding in the garden, ideal for storage
- Ample resident parking to the front, plus rear garden access

Description:

A family home that's had 22 years of memories made in it, now its time to see the memories of your family.

Some houses just work. This one on Aldington Close has quietly done its job for over two decades, raising a family, hosting summer afternoons in a south-facing garden, and giving its owners a home that's as practical as it is loved. It's an end of terrace with three bedrooms, a downstairs WC, and not one but two sets of sliding doors that flood the ground floor with light.

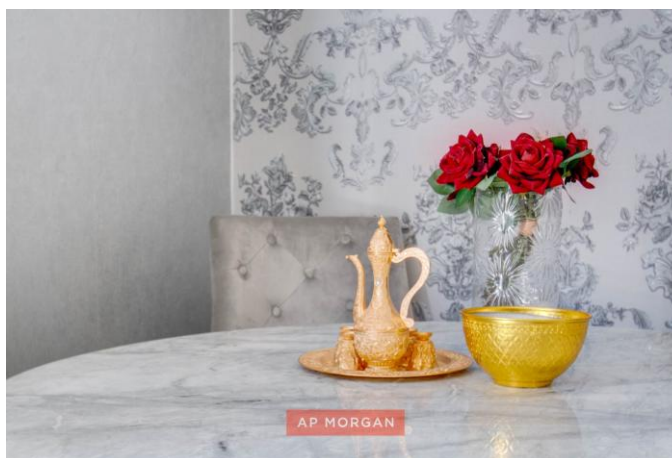
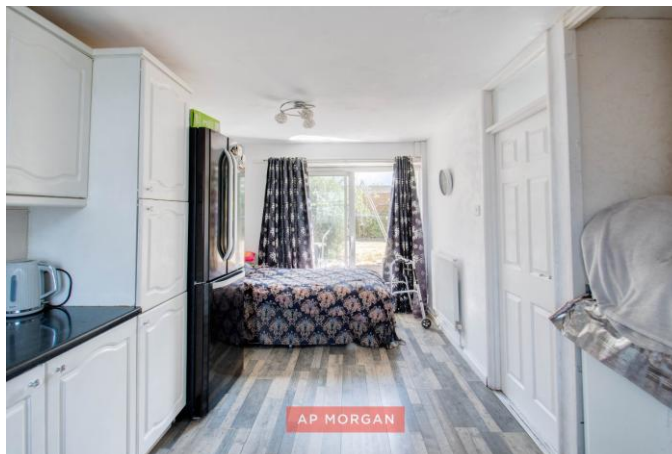
We asked them what made them buy it...

"We've lived here for 22 years, and the garden was brilliant when the children were younger. The sliding doors in the kitchen and lounge meant we could watch them playing outside while we were cooking or just relaxing, that made such a difference. It's a really safe, quiet location, and having parking right outside the house has been so easy over the years. The garden faces south too, so it catches the sun beautifully. The area is also with in close reach to Redditch Town Centre, great transport links and a nearby, well-regarded first school."

What about the house itself?

"It's spacious and really bright, especially with all that natural light coming through. The bedrooms are a great size, honestly bigger than people expect. It's the kind of house that works brilliantly for a family, but it would suit first time buyers just as well. The boiler was also new in 2023 and the property has external solid wall insulation."

Our agents say...



We love an end of terrace, and this one is a great example of why. You get that extra bit of space and privacy, without losing the sense of a proper community street. Inside, the lounge and kitchen diner both open out through sliding doors onto the garden, so the light pours in and the outside space always feels part of the home, not separate from it. The downstairs WC is a small thing that makes a big difference day to day. And with two doubles plus a single, there's flexibility here for a growing family, a home office, or whatever you need it to be.

Outside, the south-facing garden is a proper suntrap with rear access and a handy outbuilding for storage, bikes, tools, all the bits that need a home of their own. Parking is easy too, with ample resident parking right at the front, so no circling the block after a long day.

This is a home that's been well used and well loved. Fancy being the next chapter? Get in touch and let's arrange a viewing.

Details:

Entrance Hall

WC

Lounge 11'8" x 16'8" (3.56m x 5.08m)

Kitchen/Diner 18' x 8'11" (5.49m x 2.72m)

Landing

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

Bedroom Two 11'8" x 9'1" (3.56m x 2.77m)

Bedroom Three 11'8" x 6'3" (3.56m x 1.9m)

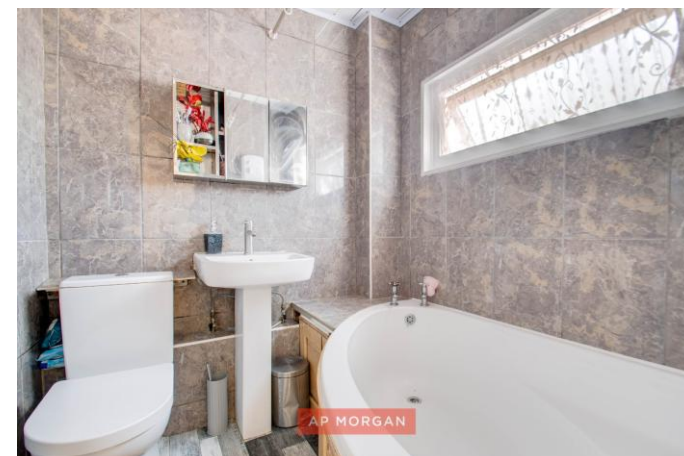
Bathroom 5'11" x 5'10" (1.8m x 1.78m)

EPC Rating: F

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?

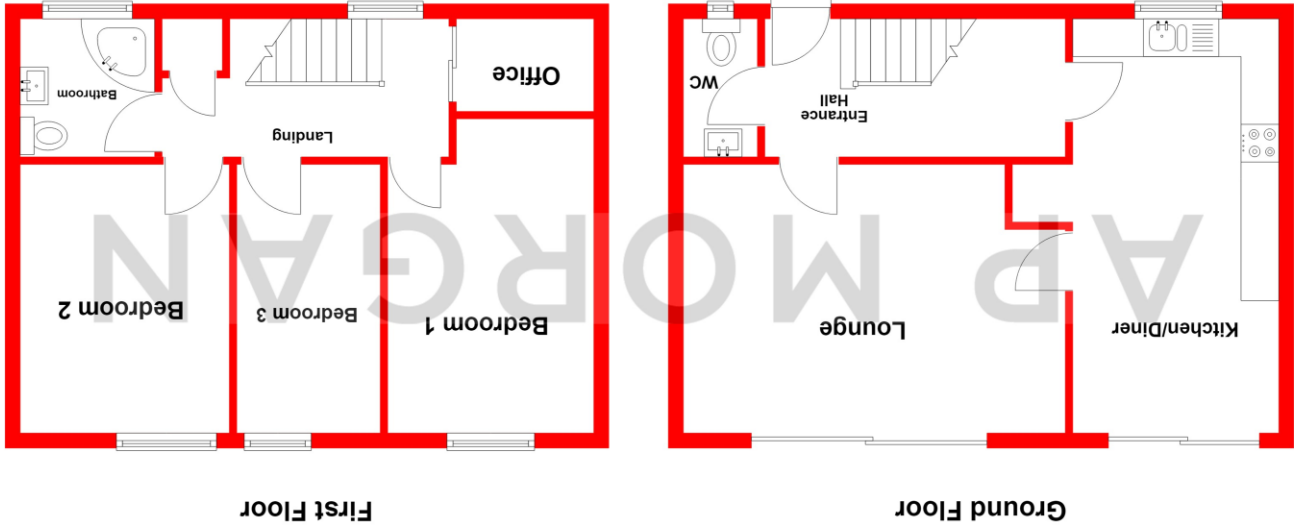
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 86.1 sq. metres (927.1 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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