



AP MORGAN

Odell Street, Redditch, Worcestershire
Offers Over £270,000

Features:

- Semi-detached home on Odell Street
- Three bedrooms: two doubles and one single
- Spacious open-plan lounge/diner leading into the kitchen
- Fitted kitchen with fridge freezer, oven and washing machine included
- One bathroom, one en-suite plus a handy downstairs WC
- Private, low maintenance rear garden that's a real suntrap
- Gated access to rear car park with three allocated parking spaces
- Turn-key condition throughout

Description:

Surprisingly quiet on the outside. Turn-key on the inside. This one just makes life easy.

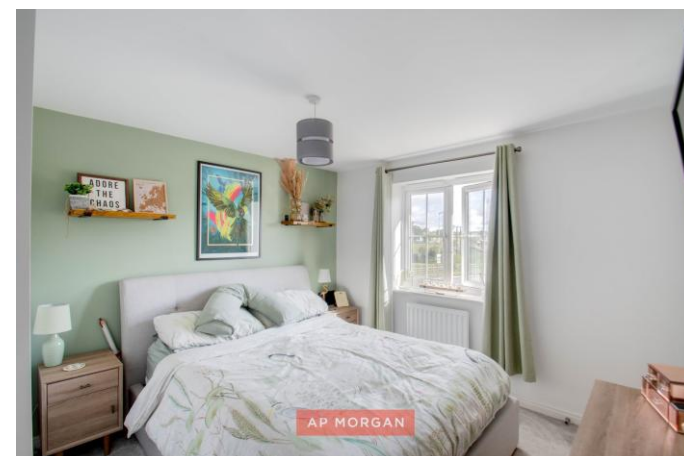
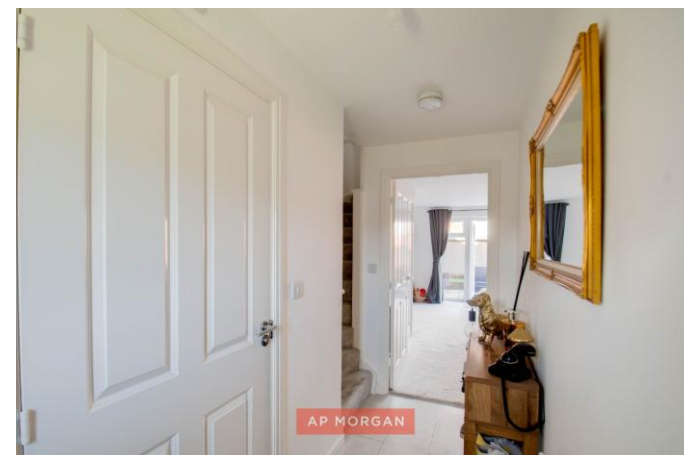
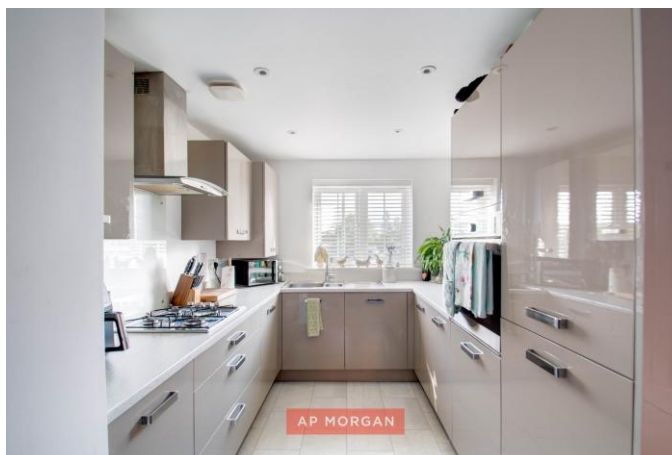
Situated on Odell Street, this semi-detached home proves that new build doesn't mean new headaches. Three bedrooms, one bathroom, an en-suite and a downstairs WC, and a sociable open-plan lounge/diner make this a genuinely easy house to live in from day one. The rear garden is low maintenance, sun-soaked, and totally private, and with three allocated parking spaces with gated access from the rear garden, you'll never circle the block looking for a spot again.

We asked them what made them buy it...

"It's an ideal location, honestly. You'd think being close to a main road would mean noise, but it's so quiet, peaceful, and private, you'd never know. The garden isn't overlooked at all, which was a big draw for us. And because it was new build, it was turn key from day one. We didn't need to do much work to it at all, which made the whole move so much simpler."

What about the house itself?

"We've really only touched things up cosmetically. Because it was new build, the inside didn't need any real work, it was ready to go. The main project for us was sorting out the rear garden, getting it to a place where we could actually enjoy it. Everything else was already exactly as we wanted."



Our agents say...

This is a home that ticks the boxes without any of the fuss. The lounge/diner is a proper sociable space, open through to a well-fitted kitchen with a fitted fridge freezer, oven, and washing machine, so it's ready for you to move straight in. Upstairs, the bedrooms are spacious, two doubles and a single, and storage cupboards throughout mean there's a place for everything.

Out back, the garden is a genuine suntrap, private and easy to maintain, whether that's morning coffee or an evening glass of wine. And with three allocated parking spaces behind gated access, parking is one thing you'll never have to think about again.

The location does a lot of the talking too. You're close to Redditch town centre with good road links, so whether it's the shops, the schools, or the commute, everything is within easy reach. Homes like this, pristine, private, and properly turn-key, don't hang around. Get in touch and come and see it for yourself.

Details:

Entrance Hall

WC

Lounge/Diner 16'8" x 15'6" (5.08m x 4.72m)

Kitchen 9'2" x 8'1" (2.8m x 2.46m)

Landing

Bedroom One 8'9" x 10'3" (2.67m x 3.12m)

En-suite 6'8" x 4'11" (2.03m x 1.5m)

Bedroom Two 10'3" x 8'11" (3.12m x 2.72m)

Bedroom Three 10'3" x 6'6" (3.12m x 1.98m)

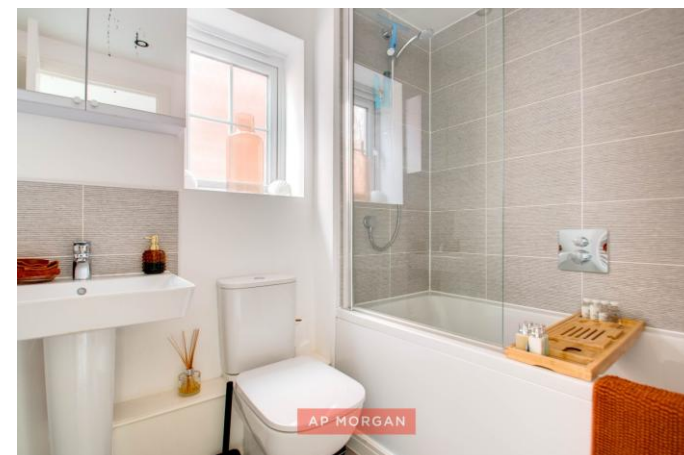
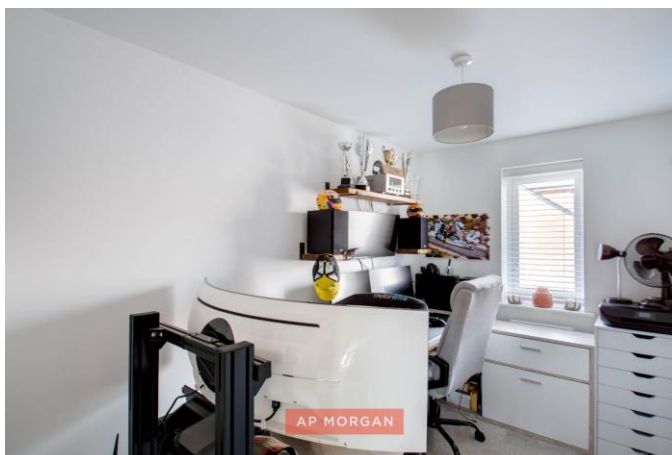
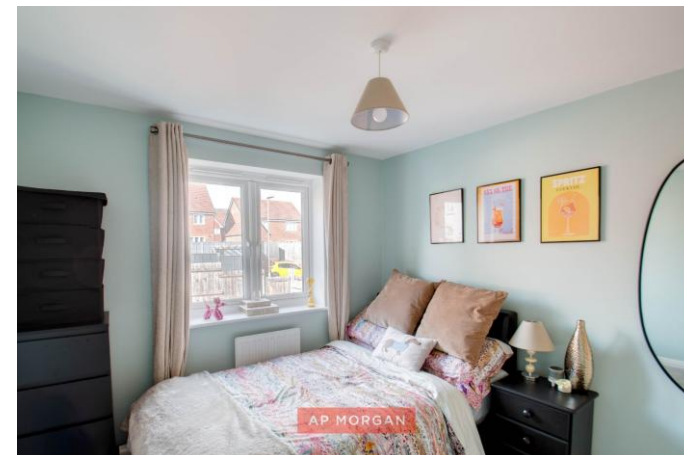
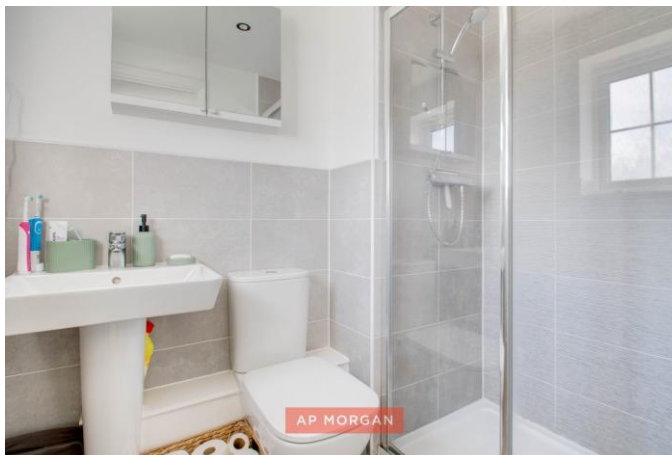
Bathroom 8'2" x 6'7" (2.5m x 2m)

EPC Rating: B

Council Tax Band: C (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

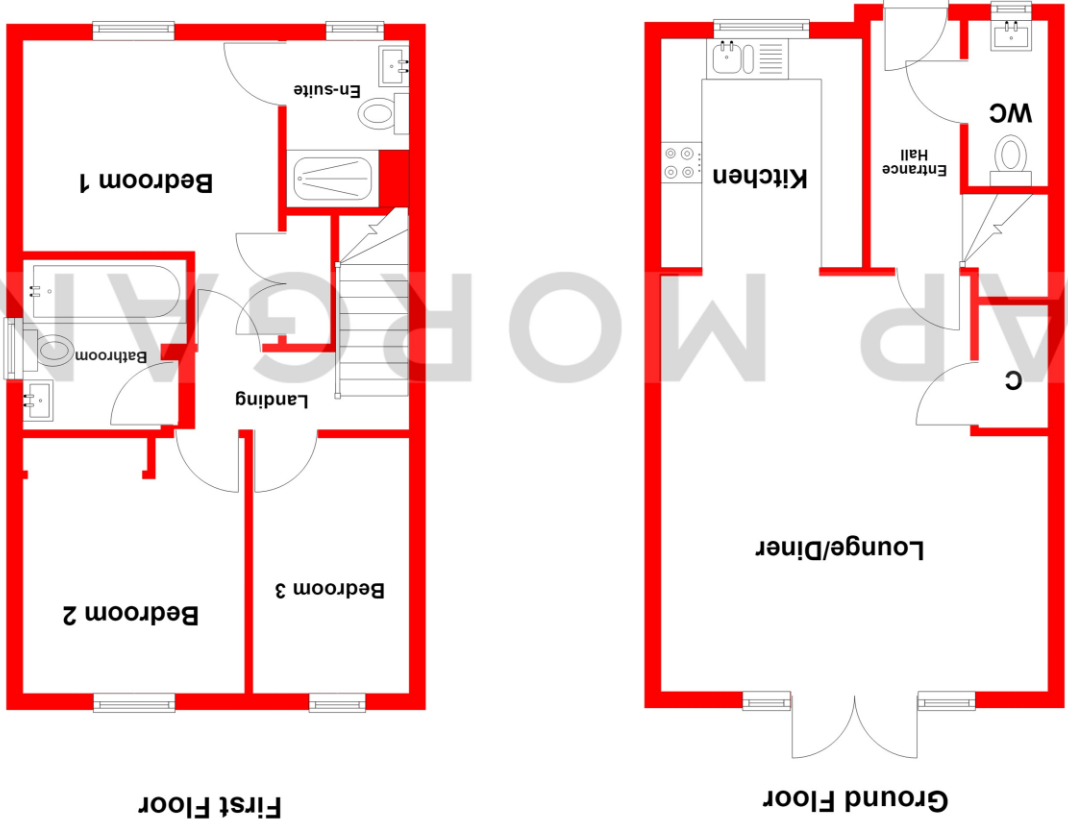
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 75.6 sq. metres (813.7 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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