



**Donnington Close, Redditch**

Fixed £170,000



**Features:**

- Two bedroom semi detached house
- Front lounge
- Kitchen/diner
- Bathroom
- Garage and driveway
- Front and rear gardens
- Offered with no upward chain
- EPC rating D

**Description:**

Offered with no onward chain, this two bedroom semi-detached property is ready to move into and offers an attached well proportioned garage. The property would make a good first purchase or investment opportunity, should purchasers be looking for a buy to let. The layout briefly comprises replaced front entrance porch with door leading into the lounge where stairs rise to the first floor, an electric fire with surround is attached to the side wall, there is fitted carpeting and door leading to the kitchen/diner. This offers matching wall and base units with work surfaces and inset sink, gas hob and integrated oven, space and plumbing for appliances and ample room for a table and four chairs. The first floor accommodation has a landing window to side and doors to the following rooms. Bedroom one to front, with a picture window and contemporary style fitted wardrobes with sliding doors opening to reveal a generous hanging space and access to the airing cupboard over the stairs. Bedroom two has window dressings and beige carpet to floor. The modern family bathroom is fitted with a shower over the bath to its white suite with matching wall tiling. Outside there is a small lawn to front and a driveway. The rear garden has fences to perimeters and initial paving to the patio, beyond which is the lawn, and a metal shed at the far end for tool storage. Personal access to the rear of the larger than average garage is via a PVC door with window aside. Other benefits include: Double glazing and replaced gas central heating boiler to the radiators. The local area has a small shopping centre containing several takeaways, a chemist and community centre, buses connect both to the main town and out to surrounding areas. There are also great road transport links towards the M40/M42 motorway.



**Details:**

**Entrance Porch**

**Lounge**

12' 5" x 12' 0" (3.78m x 3.65m)

**Kitchen/diner**

12' 0" x 10' 5" (3.65m x 3.17m)

**Stairs rise from the lounge to the first floor landing**

**Bedroom 1**

12' 0" x 9' 0" (3.65m x 2.74m)

**Bedroom 2**

10' 9" x 6' 9" (3.27m x 2.06m)

**Bathroom**

**Garage**

24' 0" x 7' 9" (7.31m x 2.36m)



**EPC Rating:** D

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

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.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.

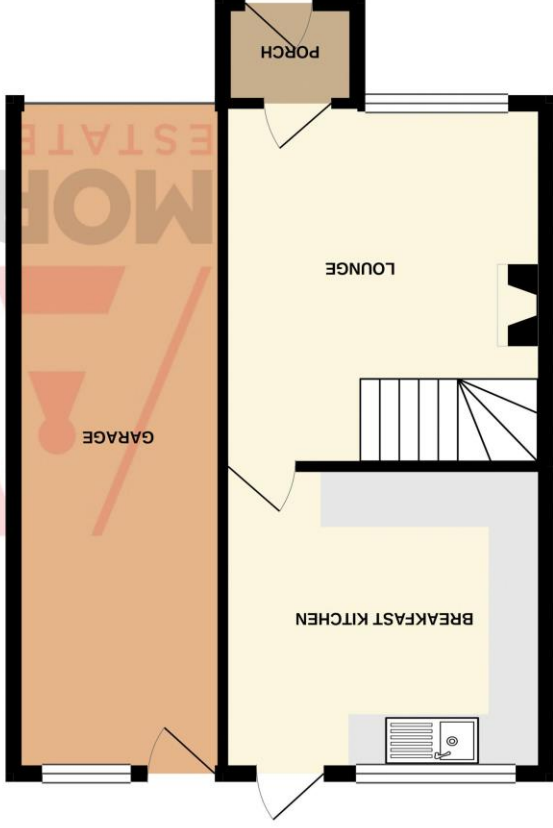
### Need a solicitor?

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.

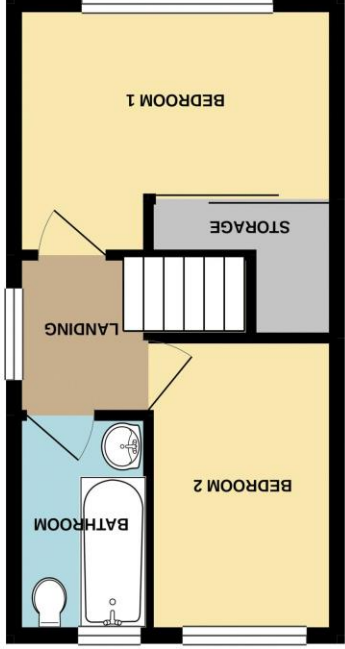
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.  
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.  
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