



**Marlpool Drive, Redditch**  
Offers in the Region Of £240,000



**Features:**

- An extended 3 bedroom semi-detached house
- Lounge
- Dining Area
- Breakfast Kitchen
- Bathroom & guest W.C.
- Garage & off-road parking
- Gas C.H. & double glazing
- EPC rating D

**Description:**

An extended 3 bedroom semi-detached house in the popular Batchley area of Redditch. The property briefly comprises, entrance hallway, giving access to the guest W.C., then leading on to the dining area, and further to the lounge with feature fireplace and patio doors to the south facing Conservatory having french doors to the rear garden. From the dining area is access to the breakfast kitchen which features matching units and cupboards, inset sink and drainer, integrated oven and hob, breakfast bar, large store pantry, and door to the rear garden.

Upstairs presents double bedroom 1 with built-in range of wardrobes, double bedroom 2, and generous bedroom 3. Finally the modern family bathroom with separate shower cubicle along with the bath and the toilet and hand basin set into a wall unit. Outside, the front is dedicated to off-road parking along with access to the garage. To the rear the garden has been thoughtfully landscaped for minimal maintenance, with patio, decking, and an artificial lawn.

The property further benefits from gas central heating, double glazing, and is well situated with easy access to the town centre facilities, railway/bus stations, shopping centre and to the national road networks.





**Details:**

**Hall & Dining Area**

13' 6" max x 13' 6" max (4.11m x 4.11m)

**Lounge**

14' 5" x 10' 10" (4.39m x 3.30m)

**Guest W.C.**

**Breakfast Kitchen**

14' 6" max x 10' 10" max (4.42m x 3.30m)

**Stairs Rise to First Floor**

**Bedroom 1**

12' 1" x 10' 10" (3.68m x 3.30m)

**Bedroom 2**

11' 10" x 10' 10" (3.60m x 3.30m)

**Bedroom 3**

9' 0" x 6' 5" (2.74m x 1.95m)

**Bathroom**

8' 4" x 5' 5" (2.54m x 1.65m)

**Garage**

13' 6" x 8' 0" (4.11m x 2.44m)

**EPC Rating: D**

**Council Tax Band: C** (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.

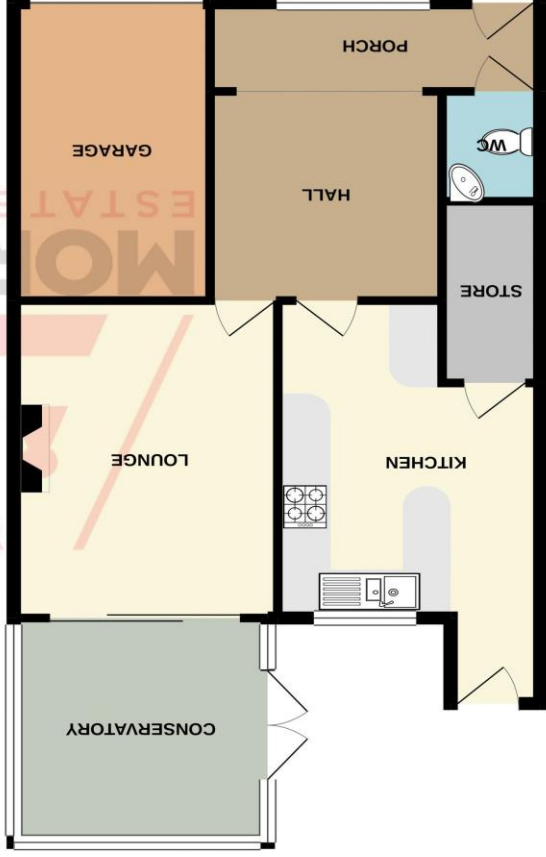
Need a solicitor?

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.

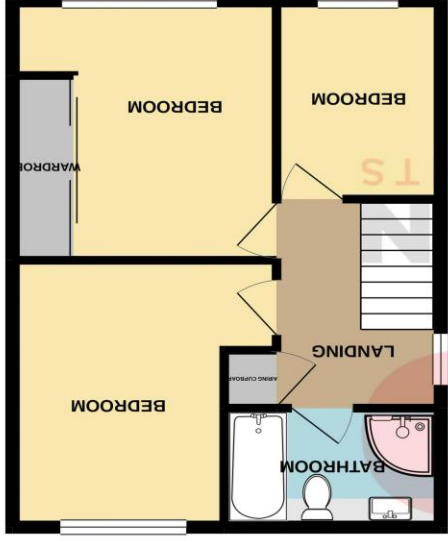
Need a removal company and storage?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2020

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

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.