



**Ladbroke Close, Redditch**

Offers in Excess of £210,000

**360° VIRTUAL TOUR**

**Features:**

- Detached bungalow
- Two double bedrooms
- Spacious lounge
- Fitted kitchen
- Sunny aspect conservatory
- Shower room
- Pleasant gardens on corner plot
- Epc rating C

**Description:**

Offered with no onward chain, this two double bedroom detached bungalow is placed on a corner plot with delightful but manageable gardens on three sides. The property is entered from the side through a low gate into a paved area with the entrance fronted by a double glazed porch. Main hallway, with drop down ladder to loft hatch to a well insulated loft. Generous lounge, having a recently replaced bow window to front, and a gas fire to hearth. Fitted kitchen, a light and airy room being dual aspect and benefiting from a slot in oven, sink, plumbing for a washing machine and space for further appliance, plus a useful larder cupboard housing the boiler. Bedroom one sits at the rear. Bedroom two is currently used as a dining room, also dual aspect and with door to the conservatory covering most of the rear wall. The shower room has a window to side, wash hand basin, w.c. and shower enclosure. Outside: The front of the property is hedged and is inset with established shrubs. The rear garden is prettily paved, having a few steps up to the sun terrace, the borders are thoughtfully planted with climbers giving greenery cover to the brick walling. There is a side gate leading to the front. Other benefits include: Double glazing and combination gas central heating to radiators. The facilities locally include a 24 hour major supermarket, some food outlets and general shops at Crabbs Cross including a chemist, medical centre and post office.



**Details:**

**Porch**

**Hall**

**Lounge**

19' 0" x 12' 0" (5.79m x 3.65m)

**Kitchen**

10' 0" x 8' 6" (3.05m x 2.59m)

**Dining Room/Bedroom 2**

10' 7" x 9' 0" (3.22m x 2.74m)

**Conservatory**

15' 4" x 6' 10" (4.67m x 2.08m)

**Shower Room**

6' 5" x 5' 5" (1.95m x 1.65m)

**Bedroom 1**

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



**EPC Rating:** C

**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.

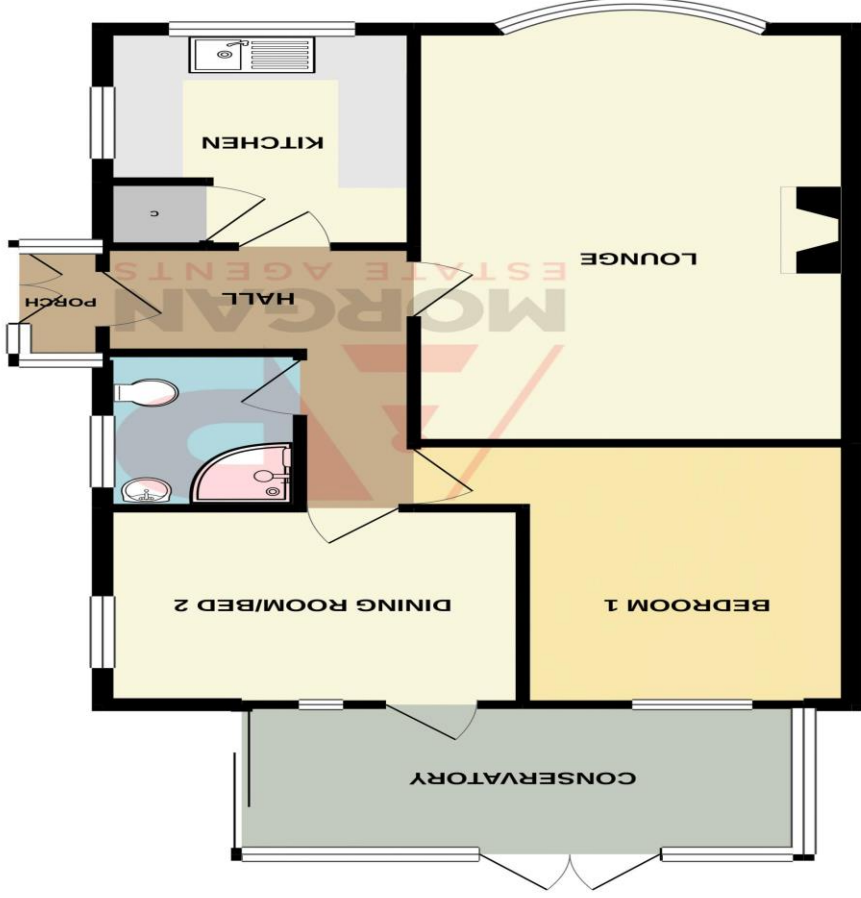
### Need a solicitor?

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  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 responsibility is taken for any error or 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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