



Himbleton Close, Redditch

Offers in Excess of £165,000

Features:

- A very well presented 4 bedroom end of terrace house
- Lounge
- Modern kitchen/diner
- 2 double bedrooms
- Shower room and guest W.C.
- Rear garden with decking and lawn
- Communal parking to the rear
- EPC rating E

Description:

A very well presented 4 bedroom end of terrace house in the Lodge Park area. Occupying a convenient location for local shops, sought after schools and community facilities, as well as bus routes into the town centre for further amenities. The property has a sunny aspect frontage with public foot path leading to a double glazed entrance porch, providing storage cupboard and entry to the initial hallway. The rest of the layout comprises: spacious lounge with french doors leading to the rear garden, a modern kitchen diner comprising matching units and cupboards, inset sink and drainer, integrated hob and oven, with space for a washing machine and dishwasher, recess to house a fridge freezer, a breakfast bar, and further french doors leading to the rear garden. Upstairs presents double bedrooms 1 and 2, generous bedrooms 3 and 4, and a modern shower room with large walk-in shower. Outside to the rear is the fully enclosed garden comprising 2 decking area's, a BBQ spot and seating, and a brick-built outhouse converted to a bar. There is ample lawn for play, and a secure gate leading to the communal parking area. The property benefits from central heating and double glazing. Early viewing is advised.



Details:

Porch

Hall

W.C.

Lounge

16' 7" max x 11' 8" max (5.05m x 3.55m)

Kitchen/Diner

18' 0" x 9' 0" (5.48m x 2.74m)

Stairs rise to first floor

Bedroom 1

11' 8" x 9' 0" (3.55m x 2.74m)

Bedroom 2

11' 8" x 10' 0" max (3.55m x 3.05m)

Bedroom 3

11' 8" x 6' 2" (3.55m x 1.88m)

Bedroom 4

8' 10" x 6' 10" max (2.69m x 2.08m)

Shower Room

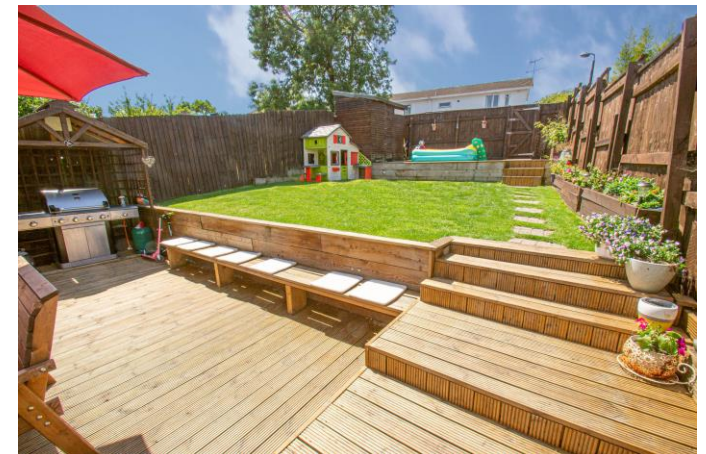
6' 0" x 6' 0" (1.83m x 1.83m)

EPC Rating: E

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

Property to sell?

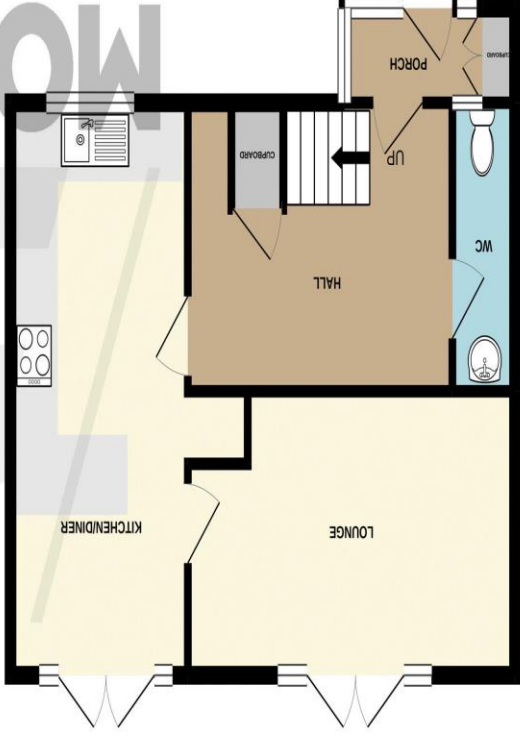
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

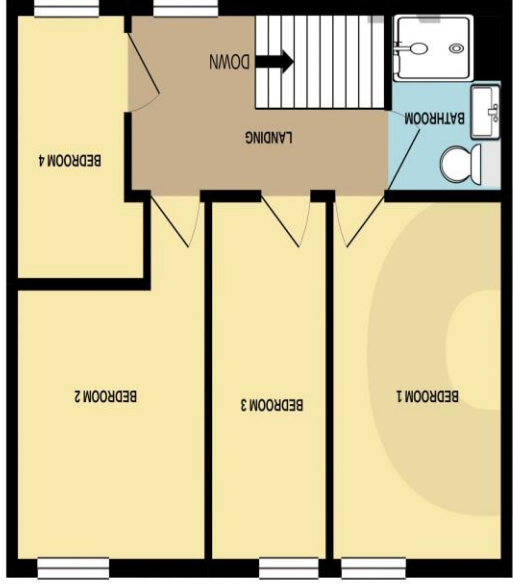
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



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



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

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ESTATE AGENTS

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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