



Lodge Road, Redditch
Offers in Excess of £165,000

Features:

- Semi-detached house
- Four bedrooms
- Lounge
- Modern bathroom & en-suite
- Kitchen
- Multi-functional outbuilding
- Large rear garden
- EPC - TBC

Description:

A well-presented, four-bedroom semi-detached house laid out over three floors and situated on the outskirts of Redditch town centre. In brief the property consists of, an entrance hallway, lounge, modern refitted bathroom with p-shaped bath and overhead shower, well-sized kitchen with large cupboard store and double doors opening to the rear garden. The first floor landing presents a double bedroom one with fitted wardrobes and shelving units, a further double bedroom two and stairs to the second floor landing which accommodates a large storage space, a well sized double bedroom three and a further double bedroom four with en-suite shower room. Outside the large rear garden provides a covered patio area leading to a lawn and an impressive multipurpose outbuilding with storage space to the side. A side entry allows access to the walled off front patio space which separates the property from the road. The property further benefits from a recently refitted front door, gas central heating and double glazing throughout. Situated in an ideal location to allow ease of access to Redditch town centre and the variety of shops and facilities it has to offer including, train and bus station, leisure facilities and the Kingfisher shopping centre.



Details:

Entrance Hallway

Lounge

10' 7" x 10' 9" (3.22m x 3.27m) max

Bathroom

5' 3" x 6' 6" (1.60m x 1.98m)

Kitchen

11' 9" x 11' 0" (3.58m x 3.35m) max

First Floor Landing

Bedroom One

10' 8" x 10' 9" (3.25m x 3.27m) max

Bedroom Two

8' 5" x 10' 9" (2.56m x 3.27m) max

Second Floor Landing

Bedroom Three

9' 1" x 10' 10" (2.77m x 3.30m)

Bedroom Four

11' 7" x 8' 7" (3.53m x 2.61m)

En-suite

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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 910 300, or visit their website for more information: www.morganfs.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.

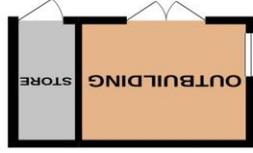
Need a solicitor?

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.

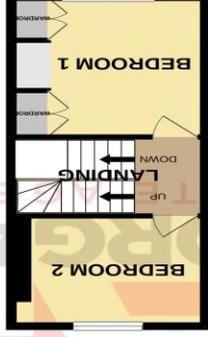
Need a removal company and storage?

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.

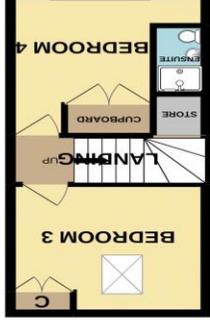
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



FIRST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



SECOND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are 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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