



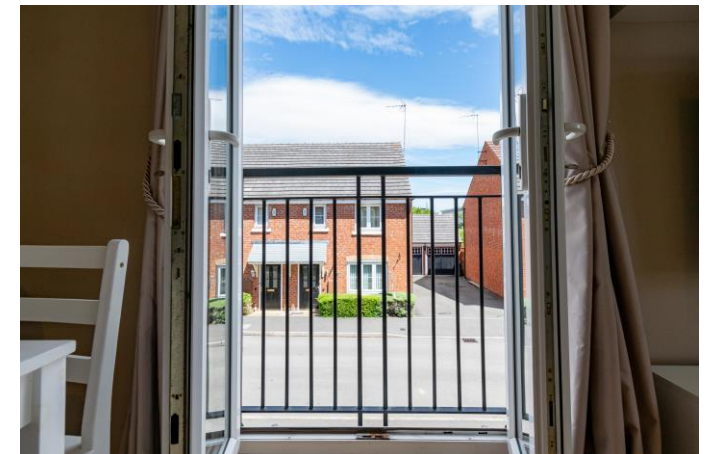
Pitchcombe Close, Redditch
Offers in Excess of £115,000

Features:

- Modern first floor apartment
- Two bedrooms
- Principle bathroom & en-suite
- Refitted kitchen
- Lounge with Juliet balcony
- Desirable location
- Allocated off-road parking
- EPC - C

Description:

A modern purpose built first floor apartment situated in the sought after location of Lodge Park in Redditch. The property is accessed via a secure communal entrance and briefly comprises of, entrance hall, principle bathroom offering bathtub with shower head tap, open plan lounge and recently refitted kitchen area having integrated oven, electric hob, stylish inset sink with mixer tap and space for further appliances, two well-proportioned bedrooms with master having modern en-suite shower room and integrated wardrobe storage. The property further benefits from electric storage heaters and heated towel rails in bathrooms, double glazing throughout, Juliet style balcony in lounge and alarm system. Externally the property benefits from allocated parking to the rear and a secure intercom system. We have been advised the property is subject to an annual ground rent of approximately £150 and an annual service charge of £1400. Situated on a popular residential development in Lodge Park, within reach of Arrow Valley Lake and nearby town centre of Redditch offering easy access to motorway links (M42, Jct 2&3) and good rail and bus links. Redditch also provides excellent leisure facilities, eateries and the Kingfisher Shopping Centre.



Details:

Entrance Hallway

Master Bedroom

11' 7" x 9' 9" (3.53m x 2.97m)

En-suite

6' 1" x 7' 1" (1.85m x 2.16m)

Bedroom Two

8' 3" x 10' 3" (2.51m x 3.12m)

Bathroom

6' 3" x 7' 0" (1.90m x 2.13m)

Lounge/Diner/Kitchen

18' 3" x 11' 0" (5.56m x 3.35m)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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.

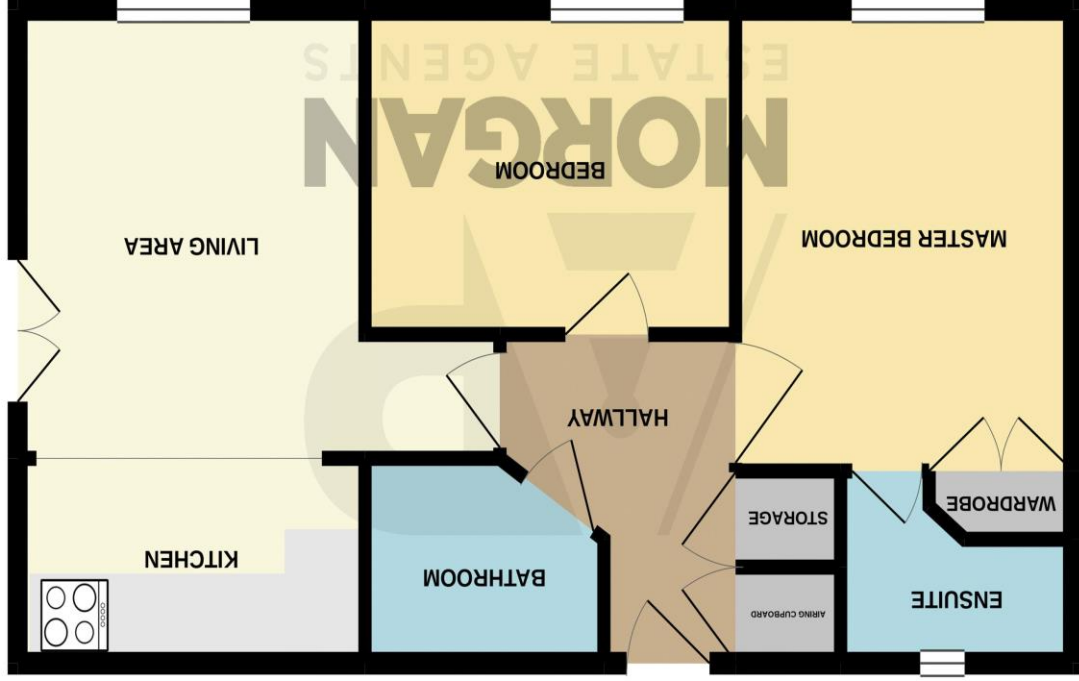
Need a solicitor?

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
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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