



## Eathorpe Close, Redditch

Offers in Excess of £140,000

**Features:**

- Offered with tenants in situ
- A three bedroom semi detached
- Spacious lounge
- L shaped kitchen/diner
- Ground floor w.c.
- Bathroom
- Pleasant rear garden with shed
- Communal parking. Epc rating D

**Description:**

Offered with tenants in situ as an attractive investment, this three bedroom semi detached has spacious rooms and a most pleasant rear garden.

The interior layout is as follows: Entrance hallway having access to a ground floor w.c. and useful under stairs storage cupboard. L shaped kitchen/diner with an inset sink beneath the front window, four burner gas hob, double oven to tall units, window and patio doors from the dining area and plumbing and space for appliances. The lounge of good proportion, has oak effect flooring, fireplace with electric fire centrally, tv shelf, window to front, stairs to first floor and patio doors onto the garden.

The first floor has an airing cupboard off the landing housing the combi boiler and doors to following rooms. Bedroom one with storage cupboard. Double bedroom two to rear and single bedroom three between. The bathroom has a shower over the bath and a white suite.

Outside the generous well presented rear garden has an initial patio area leading to the lawn, there is currently a shed and some replaced fence panels to the left boundary and further seating area at the far end.

The property has double glazing and parking is communal close by.

Well placed for schools, pubs and Arrow Valley Lake and park entrances, as well as good road transport links for Studley and the M42 motorway.



**Details:**

**Entrance Hallway**

**Ground Floor w.c.**

**Lounge**

17' 0" inc stairs x 13' 8" (5.18m x 4.16m)

**Kitchen/diner**

17' 4" x 14' 0" max w (5.28m x 4.26m)

**Stairs rise from lounge to first floor landing**

**Bedroom 1**

13' 8" x 9' 8" (4.16m x 2.94m)

**Bedroom 2**

10' 10" x 10' 7" (3.30m x 3.22m)

**Bedroom 3**

10' 9" x 6' 11" (3.27m x 2.11m)

**Bathroom**

6' 10" x 5' 6" (2.08m x 1.68m)



**EPC Rating:** D

**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 910 300, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

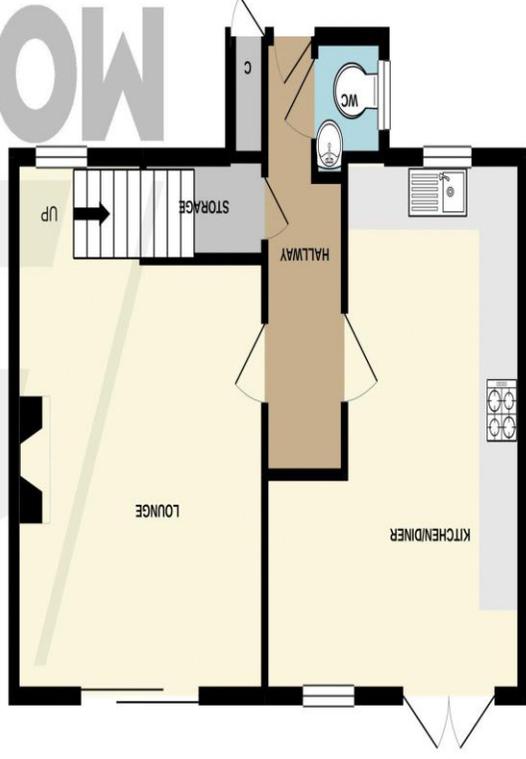
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

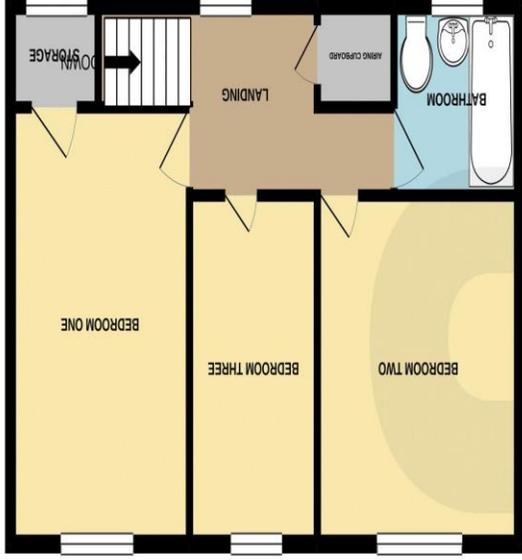
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

**MORGAN**  
ESTATE AGENTS

TOTAL FLOOR AREA: 948 sq.ft. (88.1 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 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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