

AP MORGAN



Harport Road, Redditch
Offers in Excess of £240,000

Features:

- Semi detached property
- Three bedrooms
- Lounge/diner
- Fitted kitchen
- Utility and ground floor shower room
- Modern family bathroom
- Off road parking for several cars
- Epc to follow

Description: A well presented, three bedroom semi detached home in Greenlands.

The property is elevated behind a block paved drive. The initial hallway has stairs to first floor and doors to following rooms. A pleasant fitted kitchen, being dual aspect, having matching wall and base units, inset sink, gas hob over a built-in oven, plumbing for a dishwasher, space for an upright fridge/freezer and a pvc door leading outside. Excellent 24ft lounge/diner, with bow window to front, flame effect gas fire to surround and double doors out to the garden. What was the garage has been altered in 2014 to provide a utility room with work surface and space for appliances, then a door leads off to the ground floor w.c. with a shower enclosure at one end.

The first floor landing has a boiler cupboard and a drop down ladder to roof storage. There are two generous double bedrooms and a spacious single bedroom three. The family bathroom has been enlarged and upgraded, featuring a white suite, chrome radiator, space for cabinet, vinyl floor covering and pleasant wall tiles.

Outside: The generous rear garden is mainly flat, having a substantial patio area leading to the lawn, then raised planting and fencing to the second lawn containing a green house. The large plasticised storage shed is available (by separate negotiation), however there is a brick tool shed with electrics just outside of the patio doors.

Locally the property is well within reach of popular schooling, as well as a selection of shops including a convenience supermarket, takeaways and post office. Excellent road transport links via major highways are a few minutes from the house leading to surrounding areas and the M42. Buses run along the Studley Road which will take you to the main town centre for further amenities.



Details:

Entrance Hallway

Through lounge/diner

24' 5" x 11' 6" max w (7.44m x 3.50m)

Fitted kitchen

9' 6" x 9' 4" (2.89m x 2.84m)

Utility Room

8' 6" x 4' 8" (2.59m x 1.42m)

Ground floor w.c. and shower

9' 0" x 3' 3" (2.74m x 0.99m)

Storage to front of garage

8' 9" x 4' 3" (2.66m x 1.29m)

Stairs rise to first floor landing with airing cupboard

Bedroom 1

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom 2

11' 7" x 11' 4" (3.53m x 3.45m)

Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m)

Family Bathroom

9' 3" x 5' 4" (2.82m x 1.62m)

EPC Rating:

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.



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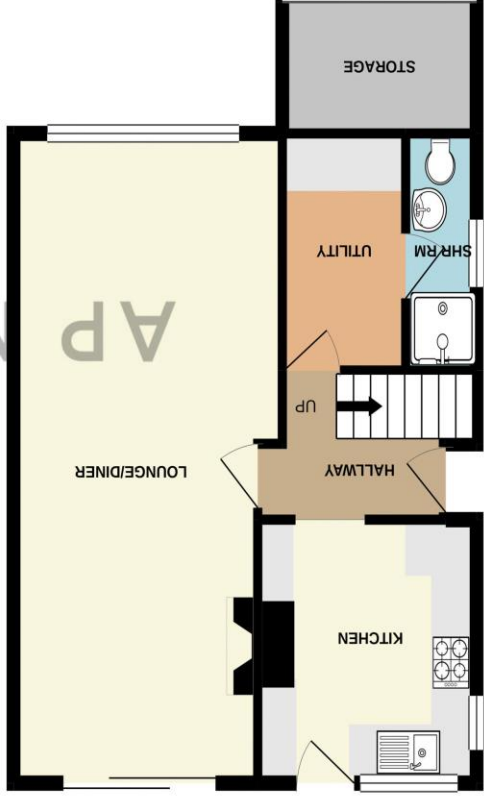
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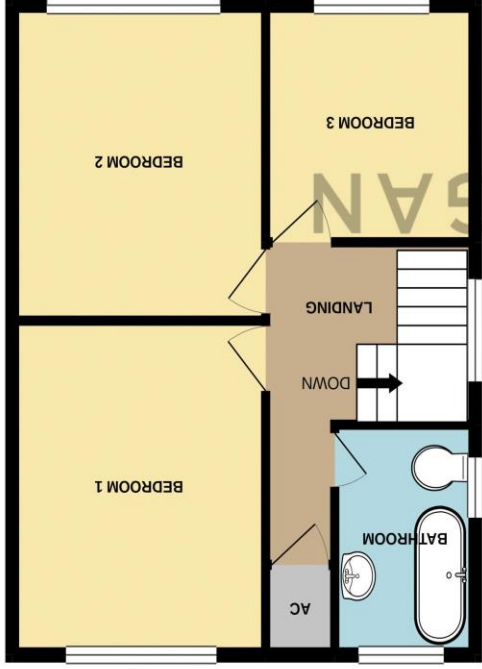
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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 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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