

**AP MORGAN**



**Arthur Street, Redditch**  
Offers in Excess of £150,000



**Features:**

- Offered with no onward chain
- Mid terraced property
- Three double bedrooms
- Lounge
- Kitchen/diner
- Ground floor w.c.
- Upstairs bathroom
- 2 car driveway. Epc rating D

**Description:**

A three double bedroom middle terraced home, with ample off road parking and set close to sought after schooling.

The property is set behind a two car block paved driveway, with pvc door opening to an initial hall with stairs to first floor. Spacious front lounge laid with grey carpeting. Excellent sized kitchen/diner with door from the lounge, ample wall and base units, inset sink to work surfaces, gas hob over a built in oven, point for washing machine, recess shelf and door opening to the rear lobby. This gives access to both the patio and a ground floor w.c.

The first floor is given over to the three bedrooms all with matching carpet and white walls, the bathroom has a white suite and wall panelling.

Outside the rear garden is completely paved, there is panel fencing to perimeters and a brick store.

A convenience shop is just around the corner, plus a branded express store, a main retail park with a discount supermarket is reasonably walkable from the property, as well as the Kingfisher shopping centre which includes a cinema and a several eateries.



**Details:**

**Entrance Hall**

**Lounge**

14' 0" x 14' 0" max w (4.26m x 4.26m)

**Kitchen/Diner**

17' 2" x 9' 9" (5.23m x 2.97m)

**Door to rear lobby area**

**Ground floor w.c.**

**Bedroom 1**

12' 6" x 8' 6" (3.81m x 2.59m)

**Bedroom 2**

10' 8" x 10' 6" (3.25m x 3.20m)

**Bedroom 3**

9' 5" x 8' 7" (2.87m x 2.61m)

**Family Bathroom**

6' 2" x 5' 0" both min (1.88m x 1.52m)

**EPC Rating: D**

**Council Tax Band:** (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.morganfs.co.uk](http://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.

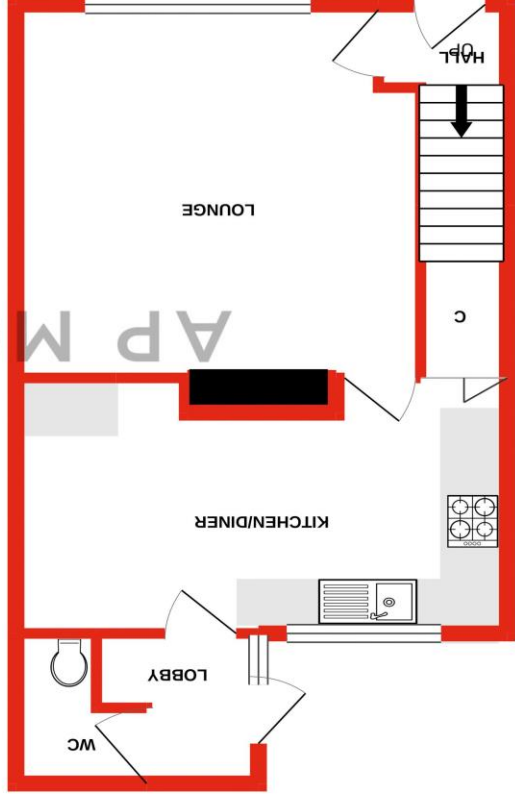
### Need a solicitor?

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.

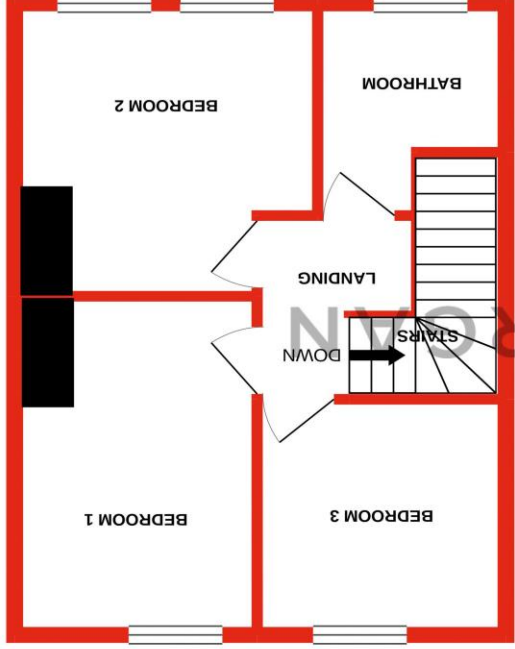
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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 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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