

AP MORGAN



Flyford Close, Lodge Park, Redditch
Offers in excess of £190,000

Features:

- Four bedrooms: two doubles and two singles, so everyone gets their own space
- Large, light lounge with room for the whole family and then some
- Well-fitted kitchen/diner with new cupboard doors
- Bathroom upstairs, plus an easily accessible downstairs shower room
- Tiered rear garden with a greenhouse and space to grow your own & two sheds
- Gated garden access to ample resident parking
- Roof just two years old, with smart and water meters already fitted
- Plenty of storage, including space under the stairs that works as a home office

Description:

Neighbours who feel like family. A shop next door. Welcome to Lodge Park.

Tucked away on Flyford Close in Lodge Park, Redditch, this four bedroom end of terrace has plenty of space for a busy family. There is a bright lounge, a kitchen/diner made for everyday life, and a tiered rear garden with gated access to resident parking and to the side of the property. The hospital, the school and the shop are all close by. The motorway is within five miles. And it comes with no onward chain.

We asked them what made them buy it...

"We bought it in February, and it was snowing. It was a project, so there were no home comforts and a few 'what have we done' moments! But we loved the size and the layout from the start. If I could stay here forever, I would.

It is such a quiet place to live. There is a good shop next door, a school just down the road, and the club if you need it. The neighbours are wonderful, almost like having family next door. If someone needs something, they just turn up.

For a special meal out, Arrow Mill in Alcester is our favourite. But there are lots of places nearby, like the Holly Bush Inn in Mappleborough Green. Arrow Valley Park and Forge Mill are right on the doorstep too. And it is easy to get anywhere from here, with the motorway within five miles. All our boys went to Woodfield and Tudor, although that was a long time ago, so things may have changed."

What about the house itself?

"The lounge is large and light, and it is the most enjoyable room for reading and doing hobbies. The garden is big enough to grow vegetables. We have grown beans and tomatoes that tasted wonderful, and there is a greenhouse too.

We put in a downstairs shower room because, with three boys, we needed it. It made a big difference. There is lots of storage, and we used the space under the stairs as a home office. We have fitted a new roof, which is two years old, plus new kitchen cupboards, fire alarms and a carbon monoxide monitor. We also have smart meters and water meters now.

Guests always comment on the garden, because we use the back entrance and everyone walks through it to reach the door. From morning till night, it is a cosy place with lots of love and warmth. This is a happy house."

Our agents say...

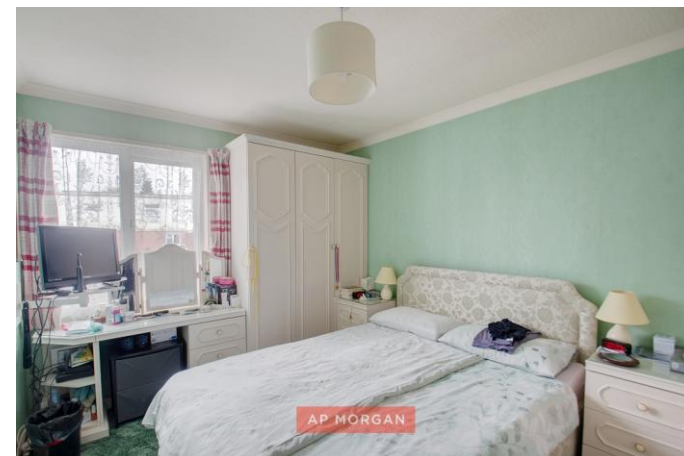
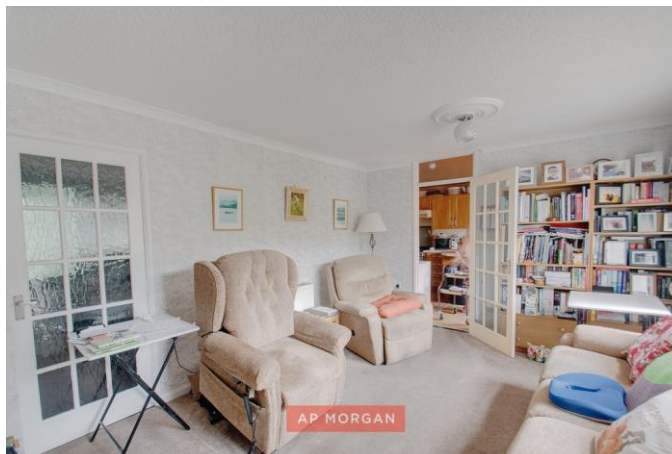
Space is the story here, and there is plenty of it. Two doubles and two singles mean the bedrooms work for a growing family, teenagers who need their own room, or a home office with a spare bed. The lounge is big and bright, and the kitchen/diner is ready for busy mornings and long Sunday lunches.

Then there is that downstairs shower room. It is easy to reach, which makes this a great fit for multi-generational living, or anyone who wants a home that works at every stage of life.

The garden does a lot of the talking. It is tiered, so there is room for the kids to play, a spot for the barbecue and space for your own vegetable patch. A gate at the bottom leads straight to the resident parking, so unloading the shopping is easy. And the shop is next door. Yes, really.

The hospital is close by, the road links are excellent, and the neighbours sound like the kind you will be glad you met. With no onward chain, you can move at your own pace.

Want to see it for yourself? Get in touch with the AP Morgan team today and we will arrange a viewing.



Details:

Porch

Entrance Hall

WC

Lounge 11'8" x 16'8" (3.56m x 5.08m) Both Max

Kithchen/Diner 18'3" x 9' (5.56m x 2.74m)

Landing

Bedroom One 11'8" x 9'1" (3.56m x 2.77m)

Bedroom Two 11'6" x 10' (3.5m x 3.05m) Both Max

Bedroom Three 11'6" x 6'3" (3.5m x 1.9m)

Bedroom Four 9'7" x 7'3" (2.92m x 2.2m) Both Max

Bathroom 5'11" x 6' (1.8m x 1.83m)

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. 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 406 956, or visit their website for more information: www.wissermortgageadvice.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.

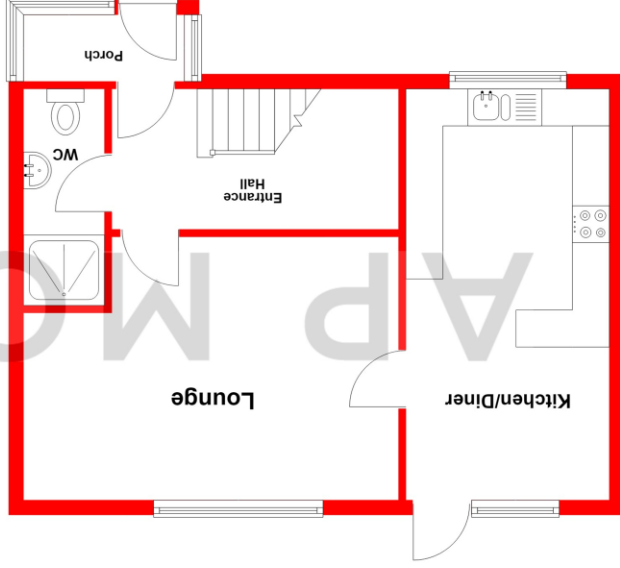
Need a solicitor?

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.

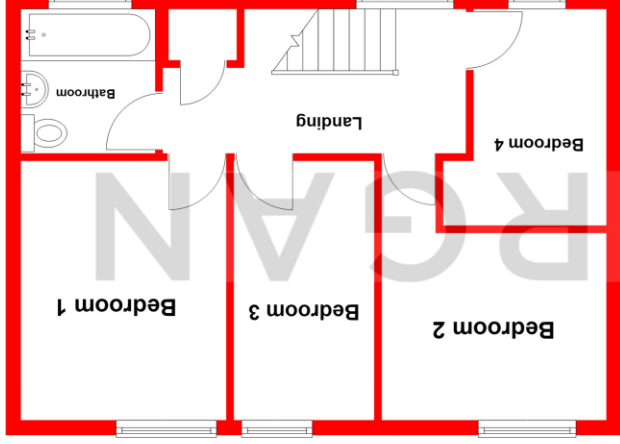
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



First Floor



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any 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.
Plan produced using PlanUp.

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