

AP MORGAN



Southcrest Road, Lodge Park, Redditch
Offers in the region of £250,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Semi-detached home in sought-after Lodge Park, Redditch
- Spacious lounge diner, ideal for family meals and relaxing
- Loft conversion creating the third bedroom, with fitted wardrobes and a fitted staircase
- Separate storage or office space
- Ample storage throughout the home
- Manageable rear garden, great for relaxing and entertaining
- Easy on-street parking, close to the town centre, well-regarded schools and road links

Description:

Room to grow. Space to breathe. And no onward chain! This one is ready for you to put your own stamp on it.

Lodge Park has a lot going for it, and this semi-detached home on Southcrest Road makes the most of it. You get three double bedrooms, a spacious lounge diner and a rear garden that looks after itself. Redditch town centre sits close by, so shops, schools and road links are all on your doorstep. Nobody is waiting to sell, which means you can move when you are ready.

It's the space that gets people first. Everything feels roomy, and the garden at the back is brilliant. Parking is on the street, but you will never struggle to find a spot. And the location is hard to beat. Everything you need is close by, so life just feels easy here.

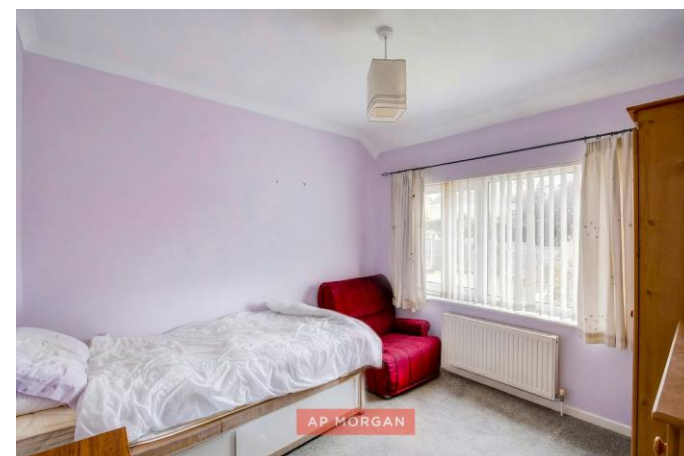
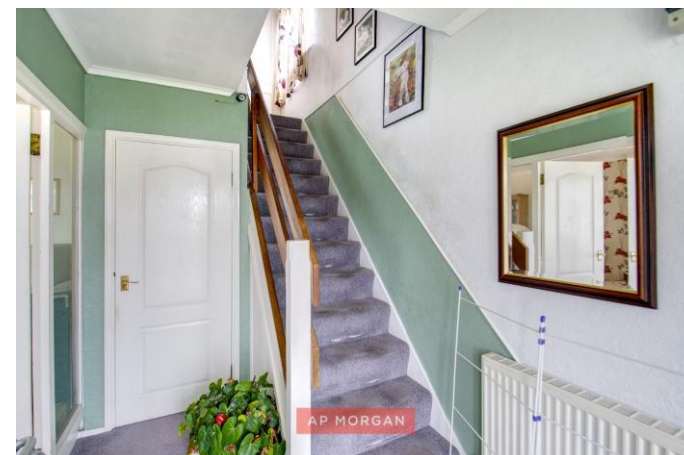
What about the house itself?

The loft has been converted it into a third bedroom, and has it turned out great, with the fitted staircase to get up there, and fitted wardrobes, nothing clutters the room. It gives the extra space you need.

Our agents say...

Some homes ask you to compromise. This one does not.

Start with the loft. The owners turned it into a proper third double bedroom, with a fitted staircase and fitted wardrobes. It works as a guest room, a teenager's retreat or a quiet spot for anyone working from home. And there is a separate storage or office space, so you can choose how to use it.



Downstairs, the lounge diner gives you room for family dinners, Sunday roasts and a sofa big enough for movie night. Outside, the rear garden is manageable and still big enough for a summer barbecue. And you will find ample storage throughout. That is rare, and everyone needs it.

Then there is the location. Lodge Park is sought after for good reason. Well-regarded schools, shops, amenities and road links all sit close by, and the town centre is never far away. The house also has real potential, so you can put your own stamp on it.

Want to see it for yourself? Get in touch with the team at AP Morgan today.

Details:

Entrance Hall

Porch

Lounge/Diner 7.02 x 3.78 Max

Kitchen 3.48 x 2.54 Max

Storage

First Floor Landing

Bedroom One 3.85 x 3.30

Bedroom Two 3.04 x 2.93

Office/Storage 2.52 x 2.30

Bathroom 1.98 x 2.71 Max

Second Floor Landing

Bedroom Three 3.01 x 3.75

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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?

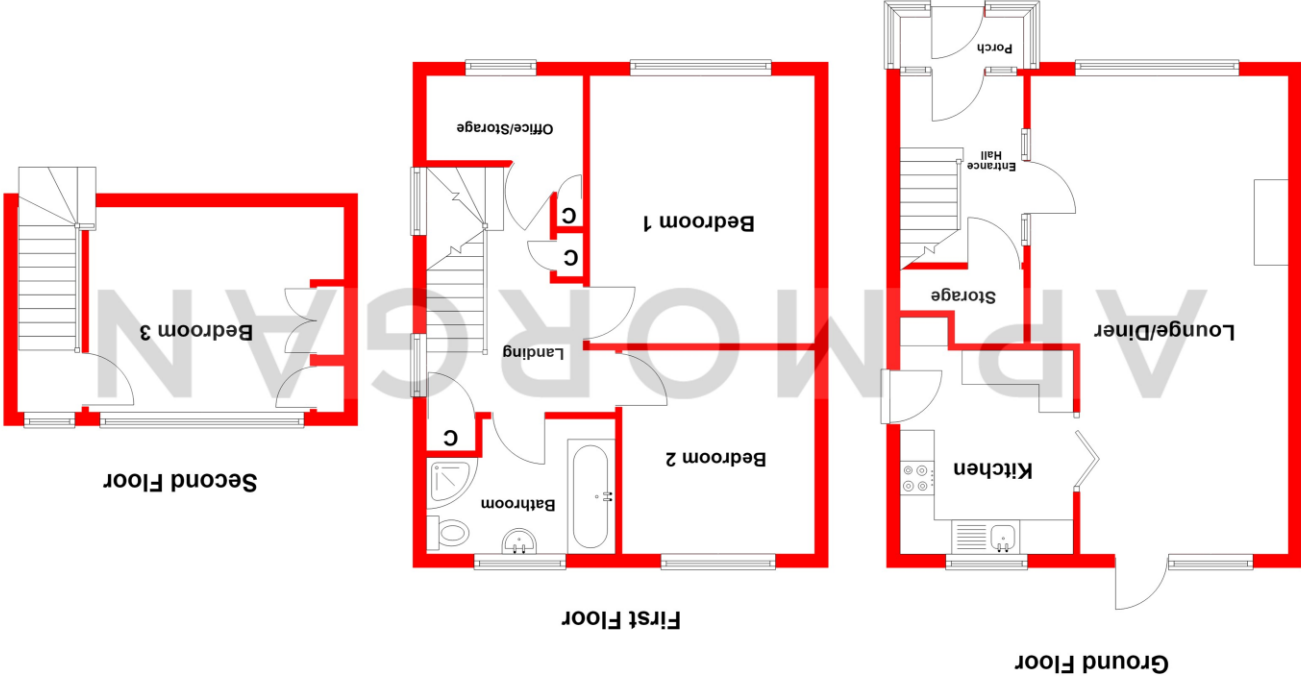
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 96.1 sq. metres (1034.0 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 Planlup.

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