AP MORGAN



Ladygrove Close, Greenlands, Redditch

Offers in excess of £190,000

Features:

- Two spacious double bedrooms with fitted storage
- Cosy, comfortable lounge with a layout that works
- Modern, well-fitted kitchen diner
- Well-fitted bathroom with storage cupboard, plus downstairs WC
- Sunny south-facing, low maintenance patio garden
- Boiler just two years old, with good broadband
- Resident parking
- Short walk to the main road bus route, and a short drive to the M42 and M5

Description:

Tucked away, tranquil and full of warmth. Your next chapter starts here.

Some homes impress you on paper. This one gets you the moment you walk through the door. It's a spacious two bedroom mid-terrace on a quiet, friendly row in Greenlands, Redditch. You get a sunny, low maintenance patio garden at the back and resident parking close by. The main road bus route is a short stroll away, and the M42 and M5 are a quick drive.

We asked them what made them buy it...

"I knew it was the house I wanted straight away. I felt a lovely warmth as soon as I walked through the door. It was the feel of the neighbourhood and the layout that won me over. It's a lovely row of houses and everyone looks out for each other. It's quiet, too. The South Redditch Club is the nearest place and there's always something going on, from bingo to singers. Getting about is easy. It's a short walk to the main road bus route, and just a short drive to the M42 and M5. I have been so happy here for fifteen years. I'll miss the home I have loved, my neighbours, and looking out of my kitchen window at the nice grass area."

What about the house itself?

"I love my lounge. It's cosy and comfy, and it's where I spend most of my time. Everybody loves it when they visit, and the outside is great too. The house faces south, so the sun is always in the back garden in the summer. It's lovely to sit out there, and I like summer entertaining. It's low maintenance as well. The veranda was the best thing I have done. The boiler is only two years old, the kitchen is as good as new, the heating system is good, the broadband is good, and I have a couple of storage cupboards."

Our agents say...

Let's be honest. Homes like this don't come up often.













The lounge is the heart of the place. It's cosy, comfortable and laid out so you can really settle in. The modern kitchen diner sits just beside it, ready for weeknight suppers and Sunday catch-ups. Upstairs, two properly generous double bedrooms come with fitted storage, so you can leave the wardrobe hunt behind. The bathroom is beautifully fitted. And with a downstairs WC, mornings run that bit smoother.
Then there's outside. The back garden faces south, so it catches the sun all summer long. Put the kettle on, step onto the patio and stay a while. It's easy to look after, which leaves your weekends free for the fun stuff.

The street itself seals the deal. Neighbours look out for each other here, and the pace is pleasantly slow. Yet the bus route, the motorway links and everything you need are close by.

It suits a couple looking for peace and quiet, or a small family ready to put down roots. Fifteen happy years say it all.

Fancy a look? Get in touch with the AP Morgan Redditch team and we'll book you in.

Details:
Hall

WC

Kitchen/Diner *13'4" x 9'4" (4.06m x 2.84m)*

Lounge *11'11" x 16' (3.63m x 4.88m)*

Landing

Bedroom One *10'10" x 16' (3.3m x 4.88m)* Both Max

Bedroom Two *11'11" x 9'1" (3.63m x 2.77m)*

Bathroom *7'7" x 6'4" (2.3m x 1.93m)*









EPC Rating: To be confirmed
Council Tax Band: (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

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

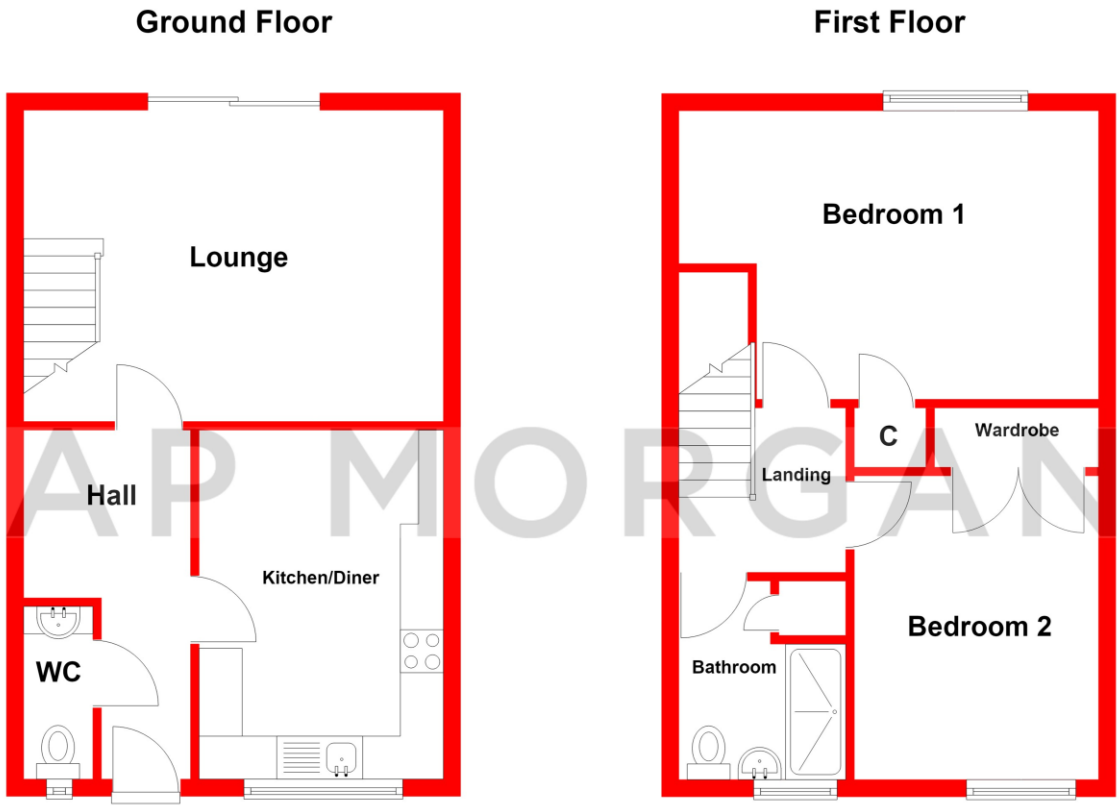
How can we help you?

Need a mortgage?
We recommend Wiser 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.wisermortgageadvice.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. 76.0 sq. metres (817.7 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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