AP MORGAN



Prospect Hill, Enfield, Redditch

Offers in excess of £250,000

Features:

- Extended kitchen/diner, kitchen fitted four years ago
- Lounge with media wall, fireplace and bi-fold doors to the garden
- Second reception room (converted garage) with front bay window
- Three double bedrooms, all with fitted storage
- Bathroom updated three years ago, plus downstairs WC
- Resin driveway for two cars
- Rear garden with fish pond and insulated shed with power
- Sought-after location close to Redditch town centre

Description:

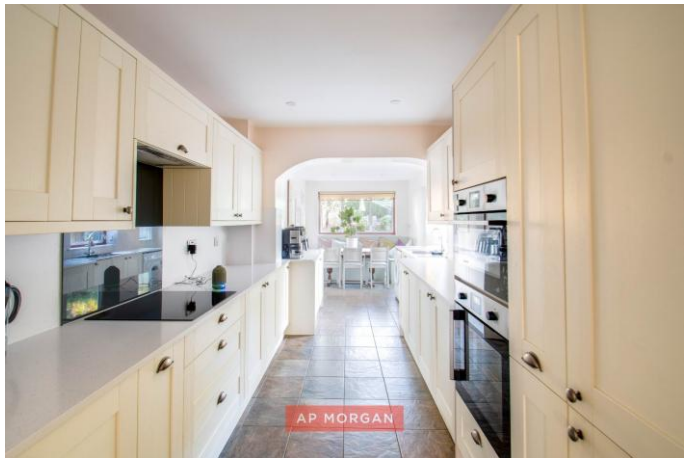
From the bay window at the front to the fish pond at the bottom of the garden, with room for the whole family in-between. There's room for everyone here.

Set in a sought-after spot within easy reach of Redditch town centre, this extended three-bedroom semi-detached home has been thoughtfully updated by its current owners. A spacious kitchen/diner, a lounge that opens onto the garden through bi-fold doors and a converted second reception room give a growing family plenty of room to spread out. Out front there's a resin driveway for two cars, and out back a garden with a fish pond and an insulated shed with power at the far end.

We asked them what made them buy it...
"It's a great location and we've got really nice neighbours. It's been a great family home for us, and the garden is something we've always loved."

What about the house itself?
"We extended the kitchen/diner and had a new kitchen fitted, and we converted the garage into a second reception room with a bay window to the front. We've decorated throughout and put down all new flooring, put in a resin drive and a new bathroom, and had the loft reinsulated and partially boarded. The shed at the end of the garden has electrics and it's insulated. And there's the fish pond too!"

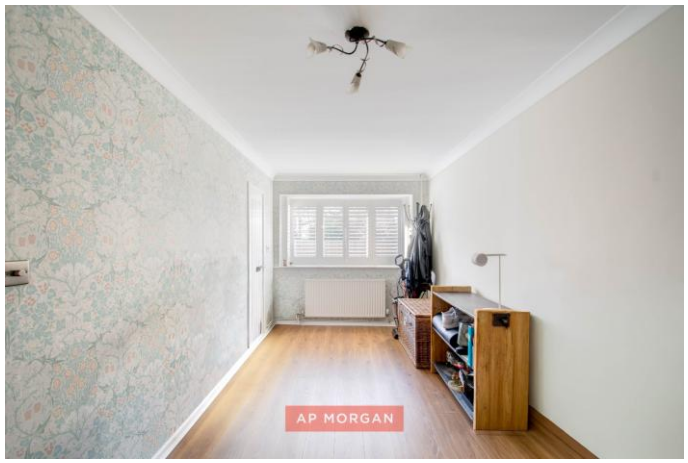
Our agents say...
This is a home built around family life. The lounge is the room you'll want to sink into, with a media wall and fireplace setting the scene for film nights, and bi-fold doors that open the whole space up to the garden when the weather's on your side.

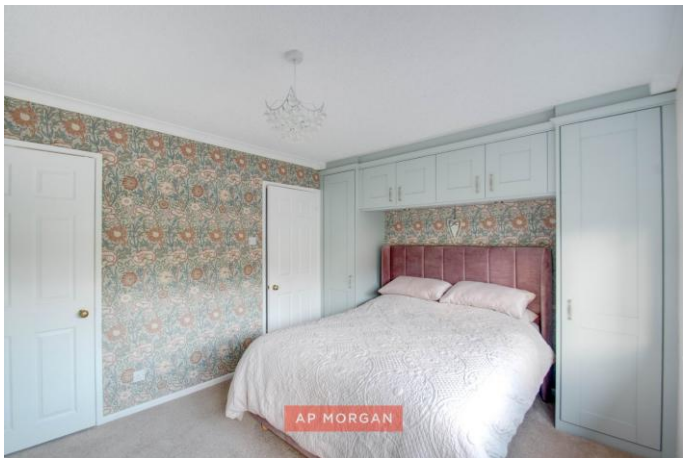












The kitchen/diner is the hub: spacious, modern and fitted four years ago, with room for everyone round the table. And the converted garage gives you a second reception room with a bay window to the front. Playroom, home office, snug for the teenagers? It's your call. All three bedrooms have fitted storage, the bathroom was updated three years ago, and a downstairs WC makes busy mornings that bit easier. The resin drive, laid three years ago, takes two cars, and that insulated shed with power is just waiting to become a hobby room or garden office. Get in touch today and come and see it for yourself.

Details:

Entrance Hall

WC

Lounge *18'8" x 11'1" (5.7m x 3.38m)*

Reception Room *15'10" x 8'1" (4.83m x 2.46m)*

Kitchen/Diner *25'2" x 9'6" (7.67m x 2.9m)*

Landing

Bedroom One *10'3" x 13'2" (3.12m x 4.01m)*

Bedroom Two *13'7" x 8'8" (4.14m x 2.64m)*

Bedroom Three *13'6" x 8'4" (4.11m x 2.54m)*

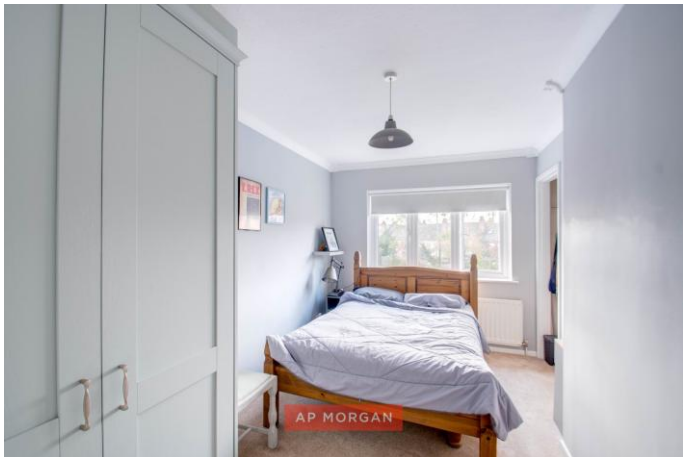
Bathroom *8'9" x 3'10" (2.67m x 1.17m)*

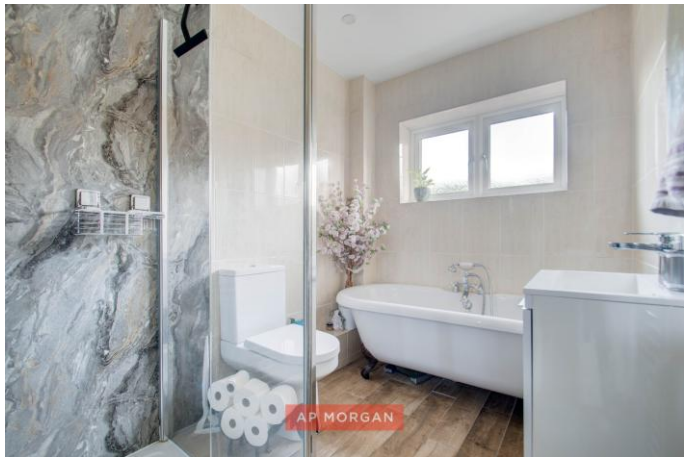
EPC Rating: To be confirmed
Council Tax Band: C (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

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













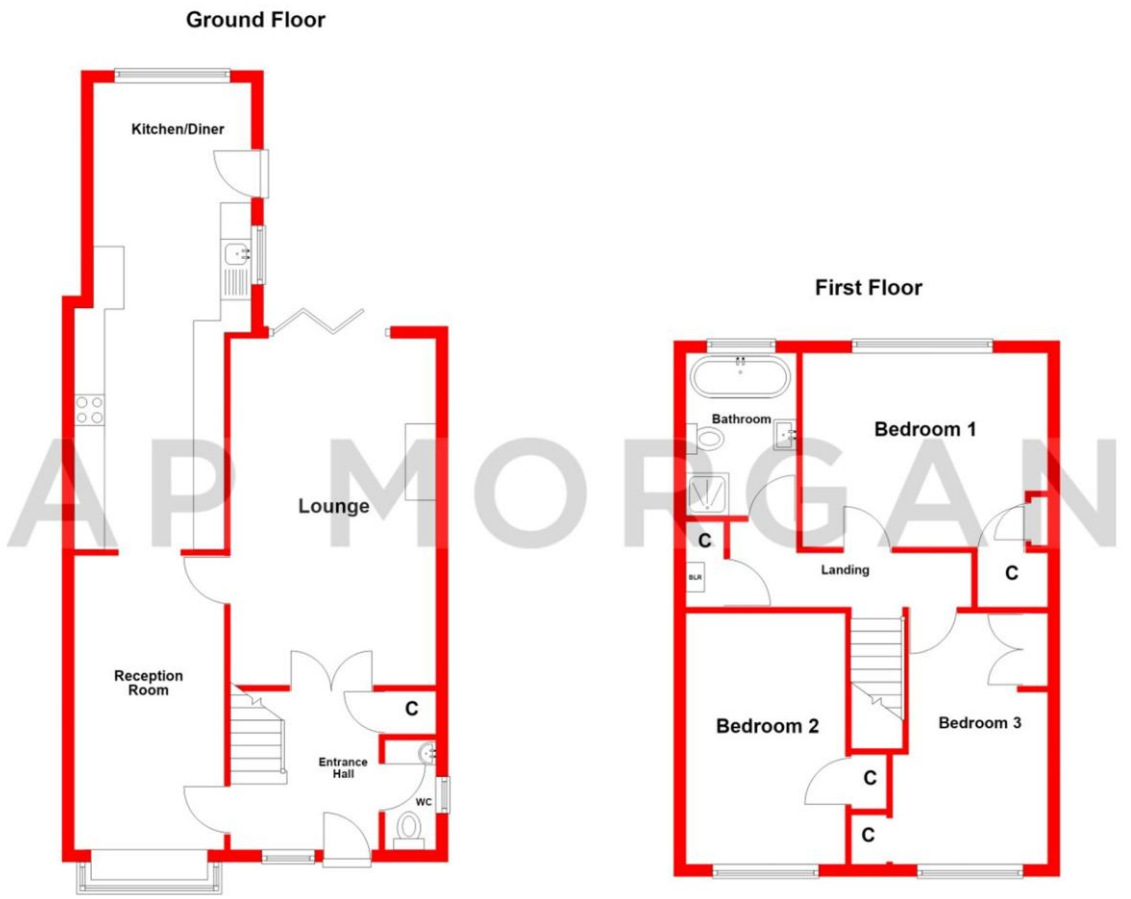
How can we help you?

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.



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Total area: approx. 110.9 sq. metres (1194.0 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 PlanUp.

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