



50 Lightoak Close
Redditch B97 5NQ

Andrew Grant

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 908 sq. ft.

A charming end-terraced property, ideal for first-time buyers, downsizers and buy-to-let investors, situated in Redditch.

This delightful home greets you with a welcoming porch that leads into the hallway. The kitchen/dining room is bathed in natural light, seamlessly connecting to the rear garden, while the living room offers a cosy retreat with lovely garden views. Upstairs, two generously sized double bedrooms provide tranquil garden vistas. Completing the first floor are a bathroom and separate WC.

Outside, the property features both front and rear gardens, enhancing its appeal. Nearby parking bays, available on a first-come, first-served basis, offer convenient parking options for residents and visitors alike.

KEY FEATURES

- Lovely end-terraced home
- Convenient location
- Buy-to-let investment opportunity
- Two double bedrooms
- Spacious kitchen dining room
- Bathroom and separate WC
- Gardens to the front and rear
- Unallocated parking bays nearby





Description

50 Lightoak Close is accessed via a block paved pathway bordered by lawned gardens on both sides, leading you to the entrance. Mature plants fill the beds surrounding the lawns.

Upon entering the property, you are greeted by a well-lit porch, illuminated by windows on the front and side. To the left of the entrance, there is a spacious storage cupboard. A further door leads you into the hallway.

The hallway features a staircase leading to the first floor, a door to the living room and an opening to the kitchen/dining room, effortlessly connecting all areas of the house.

With its triple aspect windows, the kitchen dining room is filled with natural light, creating a bright and airy atmosphere. The kitchen area features wall and base units with ample worktop space, complete with a stainless-steel sink and mixer tap. Integrated appliances include an oven and hob, while tiled flooring adds a practical touch.



There is space for a washing machine under the counter and alongside the cabinets, there is room for a tall freestanding fridge freezer. A large pantry-style cupboard on one wall offers additional storage and there is plenty of space for a dining table and chairs. The room conveniently connects to the rear garden via a door and there is also access to the living room.

The living room enhances the flow of the downstairs accommodation, accessible from both the hallway and kitchen. A large window at the rear offers a pleasant view of the garden, while dado railing on the walls adds charm.

First Floor

As you ascend the window-lit staircase, you will arrive at a landing with doors leading to the bedrooms, bathroom and separate WC. Additionally, there are two handy storage cupboards accessible from the landing.

Both bedrooms are generously sized double rooms located at the rear of the property, offering delightful garden views from their respective windows.

Serving the bedrooms is a bathroom complete with a washbasin and bath. An obscure-glazed window at the front allows for both natural light and privacy.

Adjacent to the bathroom is a separate WC, featuring an obscure-glazed window to the front aspect.



Garden

The rear garden features a primarily lawned area with brick edging and gravelled borders. A raised bed on one side displays shrubbery and flowers. Ideal for outdoor dining, the gravelled area spans the width of the property. A garden shed is discreetly tucked away in the rear corner of the garden.

Panel fencing surrounds the garden providing both security and privacy. A gate allows convenient access to the parking bay at the side of the property.

Beyond the borders lie a variety of mature trees, offering a pleasant, private and leafy outlook to the rear.

Parking

Nearby, there are parking bays available. These spaces are not allocated and operate on a first-come, first-served basis.

Services

Mains gas, electricity, water and drainage.

Council tax band - B.

Situation

The property enjoys a highly convenient location, with Redditch town centre just a short car or bus ride away. Here, you will find an abundance of shopping facilities, schools catering to children of all ages and a variety of recreational amenities. Additionally, the area boasts an excellent railway station and offers easy access to the motorway network.

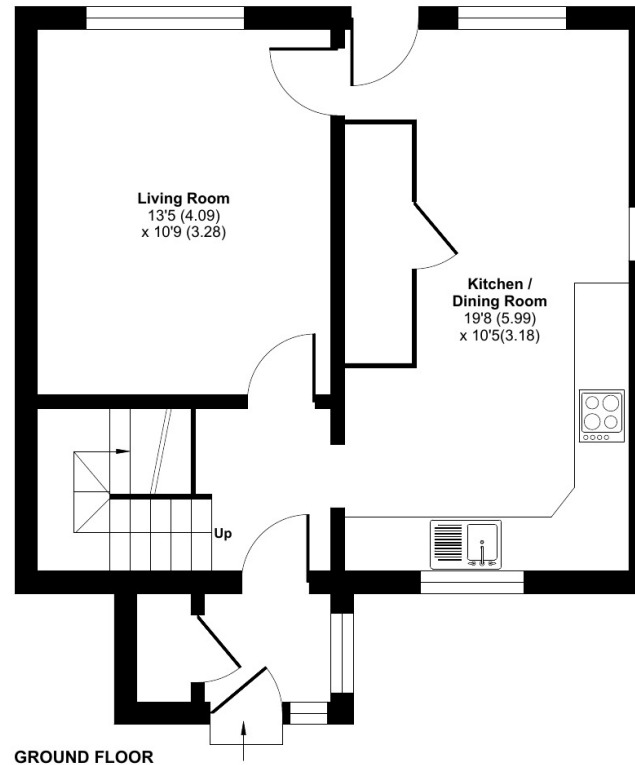




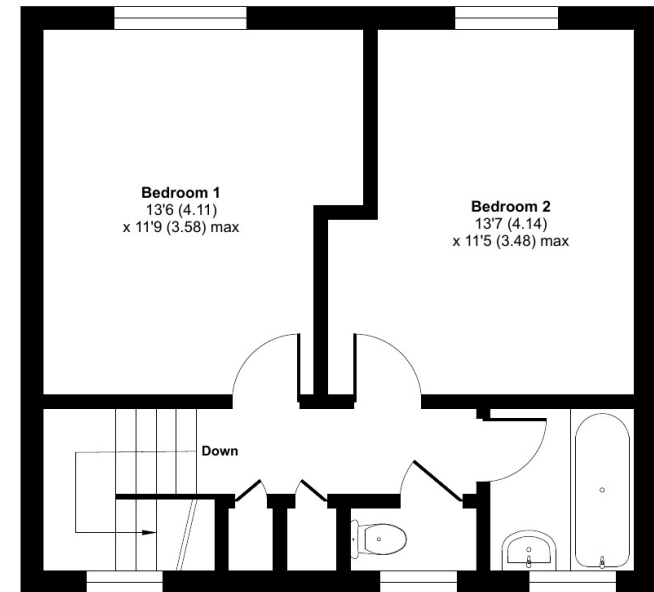
Lightoak Close, Redditch, B97

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 37 F | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Andrew Grant. REF: 1125236



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