

AP MORGAN



Exhall Close, Redditch, Worcestershire
Offers in excess of £210,000

Features:

- Situated in Church Hill South
- A Well Presented Three Bedroom Terraced Home
- Kitchen/Diner with Utility Area
- Three Double Bedrooms
- Front & Rear Gardens
- Nearby Good Schools
- Close to Local Shops, Parks, Amenities & Country Walks
- Great Road Networks

Description:

Nestled in the popular location of Redditch, this well-presented three-bedroom terraced home offers a delightful blend of space, comfort, and convenience.

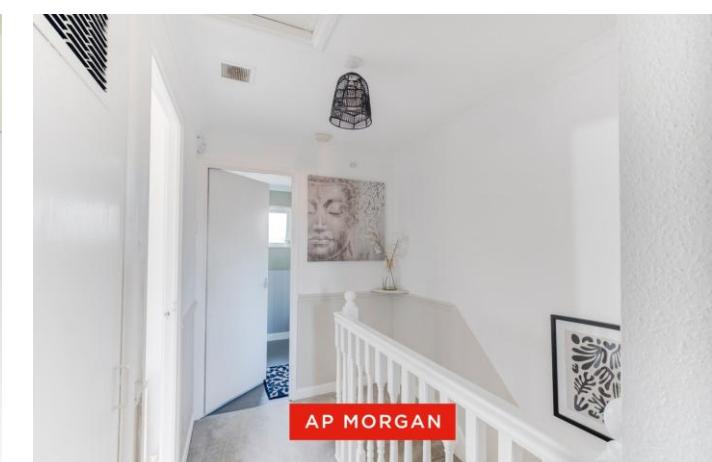
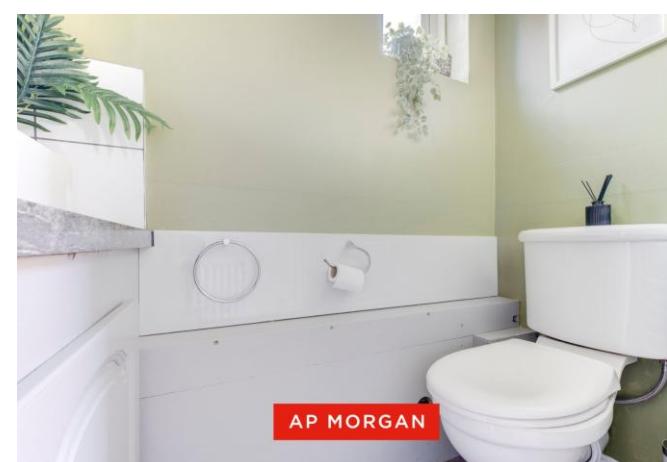
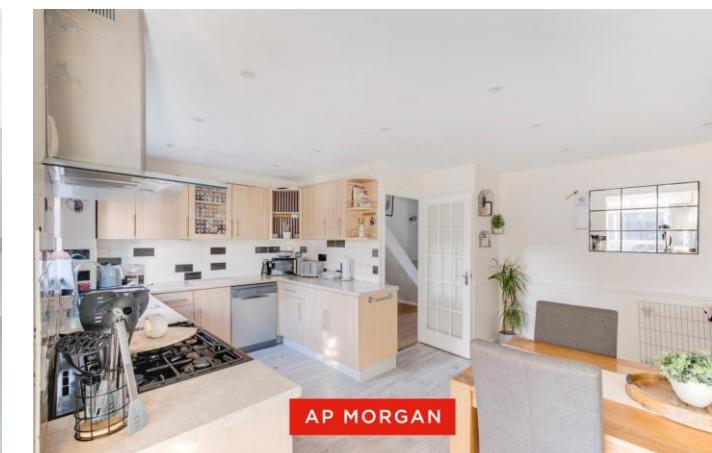
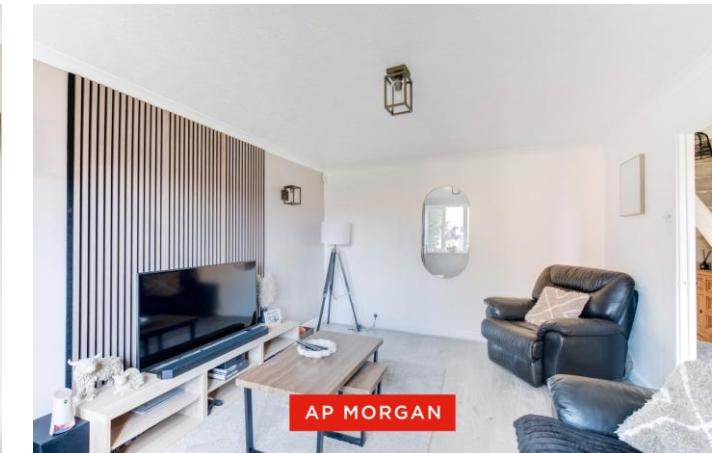
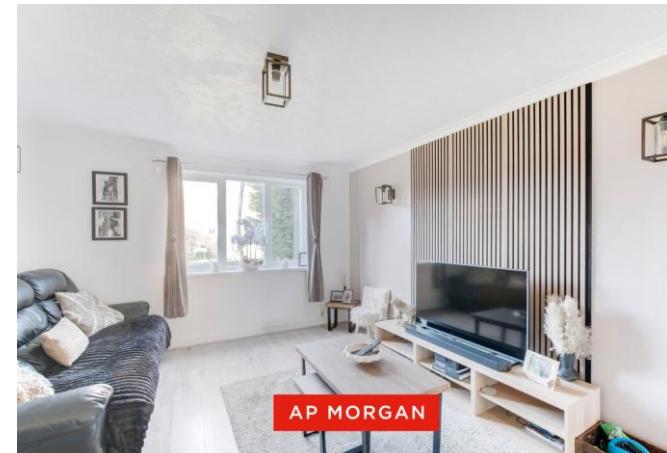
With ample living spaces, including a spacious kitchen/diner with a utility area, this property is perfect for modern family living. The property is approached via a fore garden leading to the entrance.

Stepping inside, the interior briefly comprises: a welcoming entrance hall leading to a generously sized living room, ideal for relaxation and family time. The heart of the home lies in the expansive kitchen/diner, providing a fantastic space for cooking, dining, and entertaining. A practical utility area adds to the convenience of the ground floor, alongside a WC.

Ascending to the first floor, you'll discover a well-proportioned master bedroom, along with two additional bedrooms, offering ample space for family, guests, or a home office. A modern shower room serves the bedrooms, ensuring comfort and convenience for all.

Moving outside, the property enjoys a private garden, providing a perfect setting for outdoor dining, entertaining, and relaxation.

This home is ideally located within walking distance of excellent schools, making it an ideal choice for families. A wide range of amenities are also within easy reach. It is also conveniently placed for public transport links as well as the main motorway networks, making commuting a breeze.

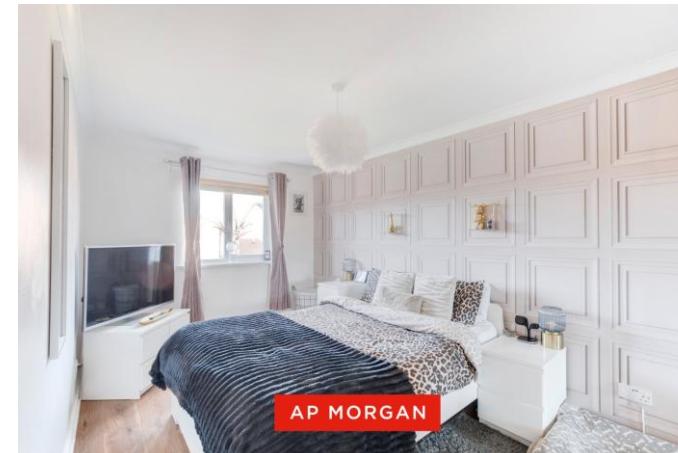


Details:

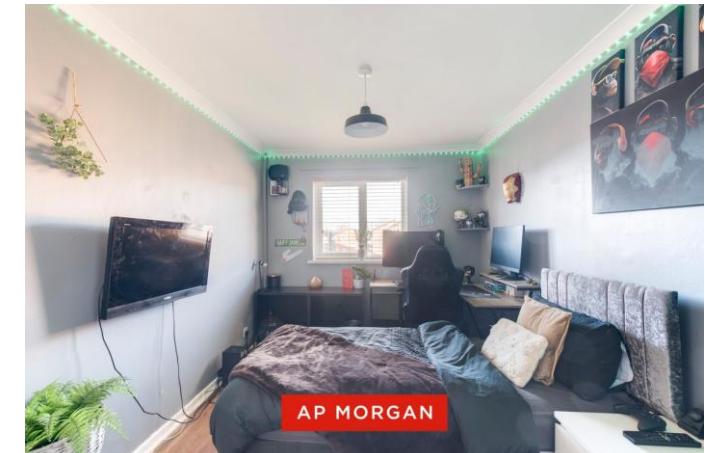
Hall

WC

Living Room 11'6" x 14'9" (3.5m x 4.5m)



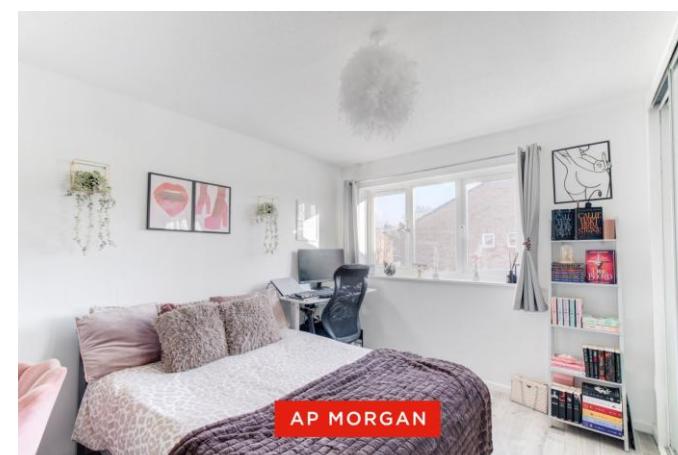
Kitchen/Diner 17'9" x 14'5" (5.4m x 4.4m)



Utility Area 6'7" x 6'7" (2m x 2m)

Landing

Master Bedroom 11'6" x 14'9" (3.5m x 4.5m)

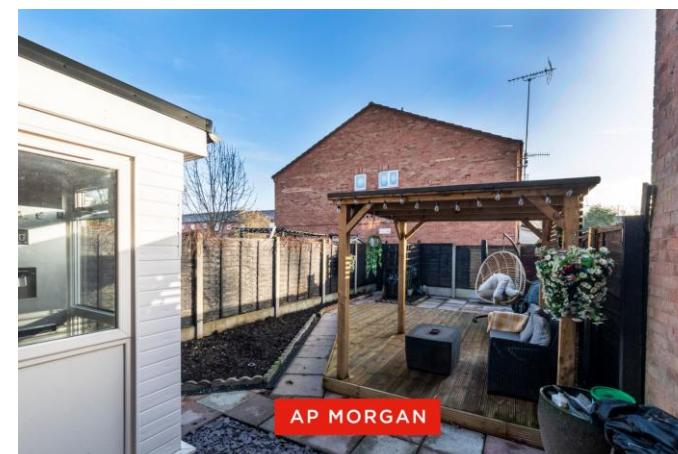


Bedroom 2 11'6" x 11'10" (3.5m x 3.6m)



Bedroom 3 8'6" x 11'10" (2.6m x 3.6m)

Shower Room 6'3" x 5'11" (1.9m x 1.8m)



EPC Rating: C

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 Wiser Mortgagage Advice. They will search the market for you to ensure you get the right lender and

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.wisermortgageltd.co.uk

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视图ing, 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.

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.

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 £39 + 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.

No statement in these details is to be relied upon as representing an offer in fact, and purchasers should satisfy themselves as to the accuracy of the statements contained within. These details do not constitute any part of No statement in these details is to be relied upon as representing an offer in fact, and purchasers should satisfy themselves as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The laws of copyright protect this material. AP Morgan is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

