

AP MORGAN



Lechlade Close, Church Hill North, Redditch
Guide Price £400,000

Features:

- **Offered with no onward chain**
- A well-presented, link-detached family home
- Four well-proportioned bedrooms
- Fitted kitchen and conservatory
- Spacious lounge/dining room, with feature fireplace
- Family bathroom, ensuite and downstairs WC
- Generous front and rear gardens
- Driveway and garage, providing off-road parking

Description:

****Offered with no onward chain****

A well-presented, four-bedroom link-detached family home, set on a large corner plot in the popular residential area in Church Hill North, Redditch.

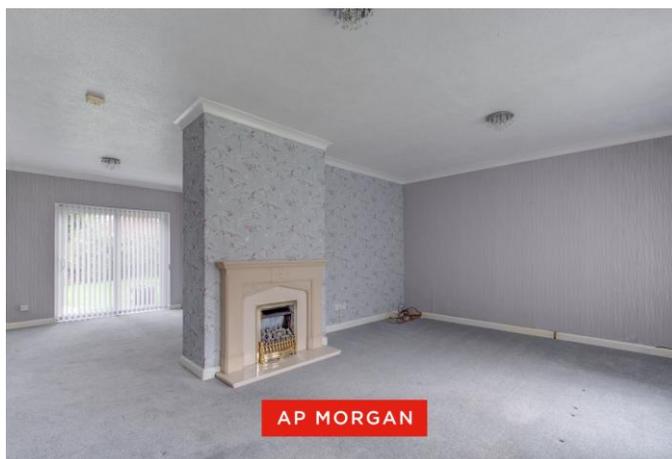
To the front of the property is a generous driveway providing parking for multiple vehicles and access to the garage, a well-maintained lawn, with a mature tree and shrubbery.

The ground floor accommodation comprises: a welcoming hall, with stairs rising to the first-floor landing, guest WC, the fitted kitchen providing an integrated oven, hob and space for freestanding appliances and access to the conservatory with views and access to the rear garden. The ground floor is complete with the spacious lounge/dining room, with a feature fireplace and sliding door access to the rear garden.

The first-floor landing establishes the sizeable main bedroom, benefitting from integrated wardrobes and a modern en-suite shower room, double bedroom two with fitted wardrobes, good-sized bedrooms three and four and the family bathroom, providing a bath with a shower attachment, WC and washbasin.

Outside to the rear is a generous garden, with an initial patio area, a well-maintained lawn with mature shrubbery, storage shed, and side gate access. The rear garden also gives access to the attached garage.

Well placed in Church Hill North with easy access to local shops and well-regarded schools in Redditch, Alvechurch and Beoley. Redditch Town Centre offers an assortment of amenities such as shops, a cinema, restaurants, the Cross City Railway Station and a bus/coach terminal. National motorway links (M42 and M5) are easily accessible.



Details:

Hall

WC 6'6" x 5'2" (1.98m x 1.57m)

Kitchen 11'8" x 16'10" (3.56m x 5.13m) max dimensions

Lounge/Dining Room 25' x 18'5" (7.62m x 5.61m) max dimensions

Conservatory 8' x 8' (2.44m x 2.44m)

Garage 16'9" x 14'6" (5.1m x 4.42m)

Landing

Bedroom 1 13' x 15'5" (3.96m x 4.7m) max dimensions

Ensuite 8'5" x 3' (2.57m x 0.91m)

Bedroom 2 11'3" x 8'5" (3.43m x 2.57m)

Bedroom 3 9'6" x 7'6" (2.9m x 2.29m)

Bedroom 4 8'7" x 7'6" (2.62m x 2.29m) max dimensions

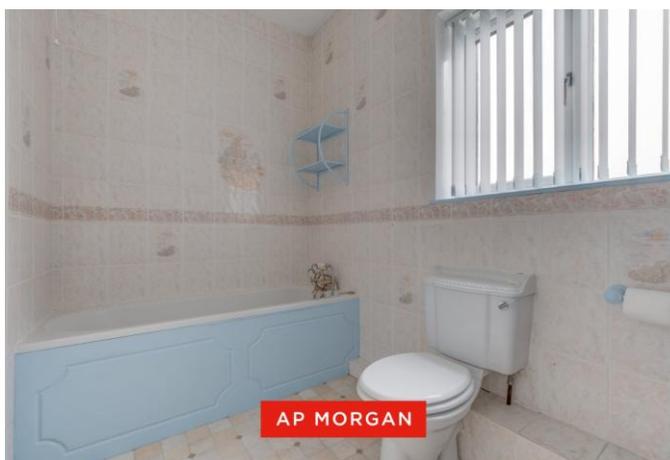
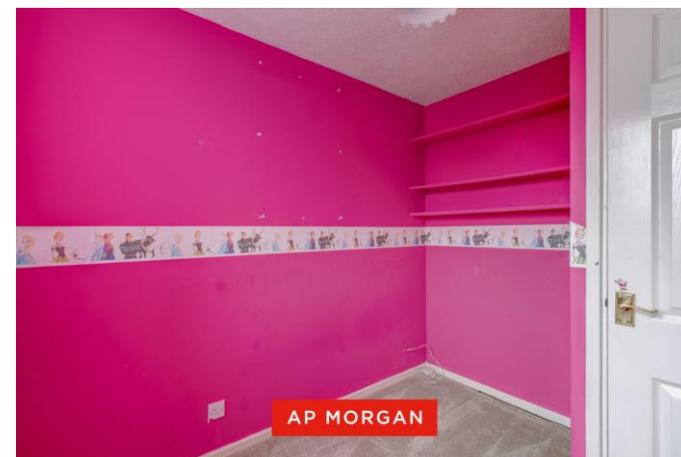
Bathroom 5'5" x 9'10" (1.65m x 3m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Need a mortgage?

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Property to sell?

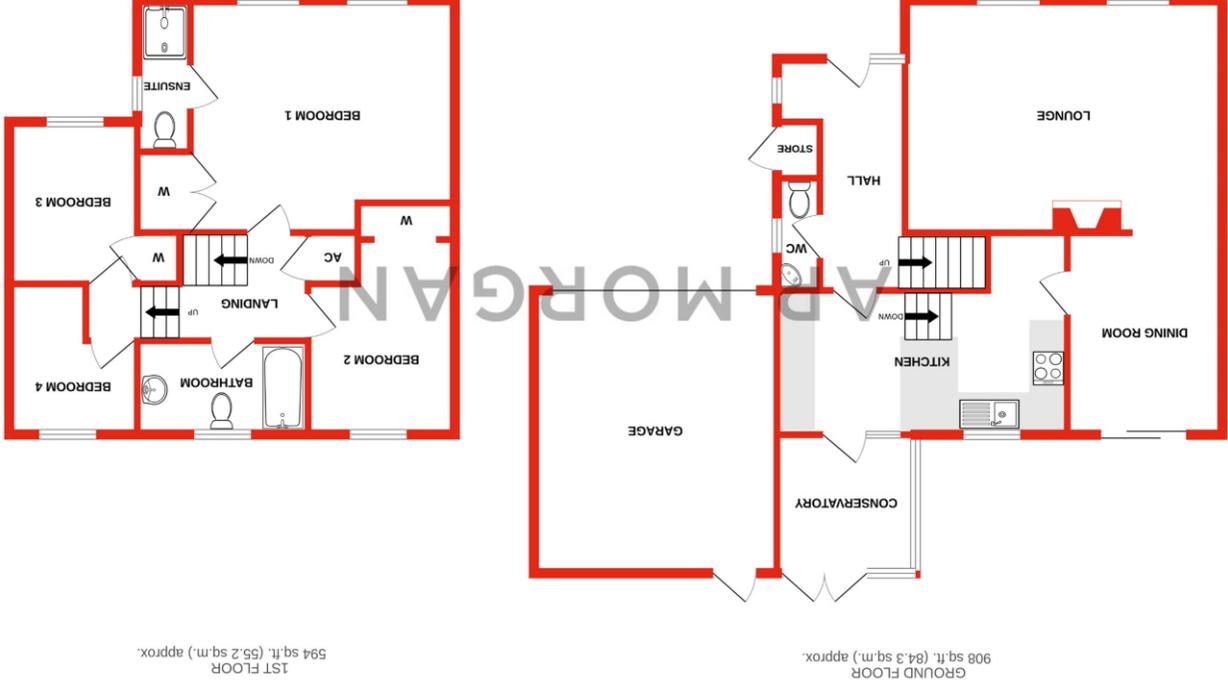
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