

AP MORGAN



Edgeworth Close, Church Hill South, Redditch
Offers in the region of £210,000

Features:

- Two-bedroom terraced home
- Newly fitted kitchen/diner
- Spacious lounge
- Entrance porch and hallway
- Bathroom plus separate WC
- Enclosed rear garden with patio
- Communal parking available

Description:

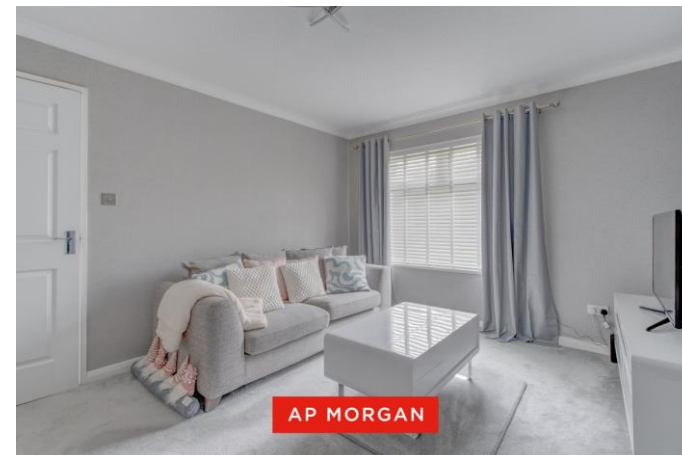
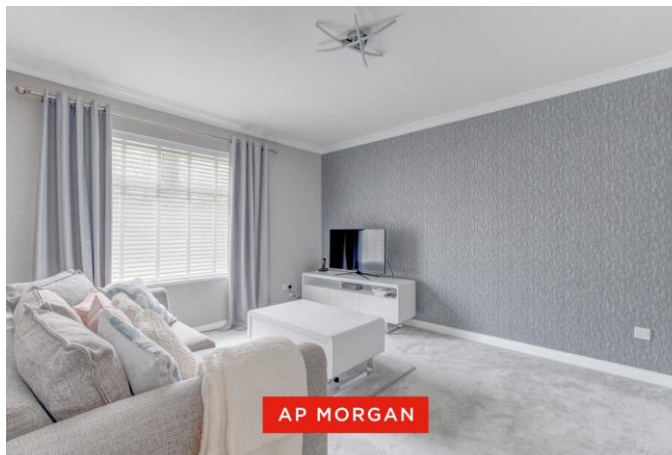
A well-presented two-bedroom terraced home offering comfortable living space and an attractive rear garden, ideal for first-time buyers, downsizers or investors alike. Situated within a popular residential area, the property benefits from communal parking and convenient rear gate access.

The ground floor comprises a welcoming entrance porch leading into the hall and through to a spacious lounge. To the rear, a newly fitted kitchen/diner provides a modern and practical space for cooking and entertaining, with ample storage and worktop space and direct access to the garden. Additional storage cupboards enhance the practicality of the layout.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, along with a separate WC, providing added convenience for everyday living. Further built-in storage can be found off the landing.

Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, perfect for relaxing or outdoor dining. A rear gate provides direct access out of the garden, adding to the overall convenience of the home. To the front, the property enjoys a pleasant outlook and access to communal parking.

Well situated in Church Hill South the property benefits from being close to countryside walks and has access to local amenities, schools, and the town centre. The property is also well located for access to motorway links (M42 & M5), bus routes, and the local train station.



Details:

Porch 3'1" x 5'5" (0.94m x 1.65m)

Hall

Lounge 12'4" x 11'3" (3.76m x 3.43m)

Kitchen/Diner 8'1" x 17'8" (2.46m x 5.38m)

Landing

Bedroom 1 9'4" x 14'4" (2.84m x 4.37m)

Bedroom 2 14'2" x 10'9" (4.32m x 3.28m) max dimensions

Bathroom 5'9" x 5'9" (1.75m x 1.75m)

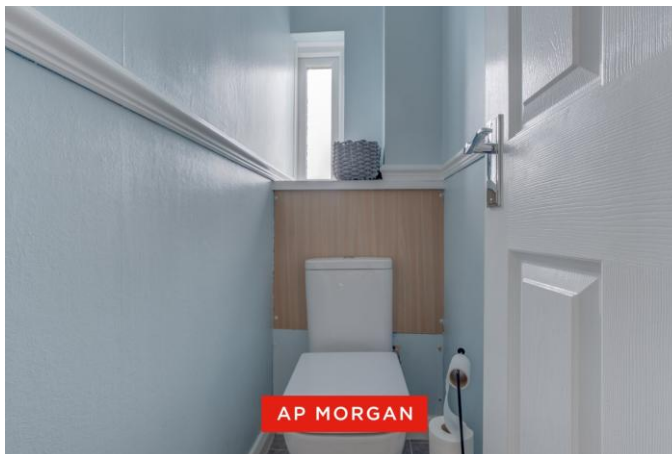
WC 5'9" x 2'6" (1.75m x 0.76m)

EPC Rating: To be confirmed

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?

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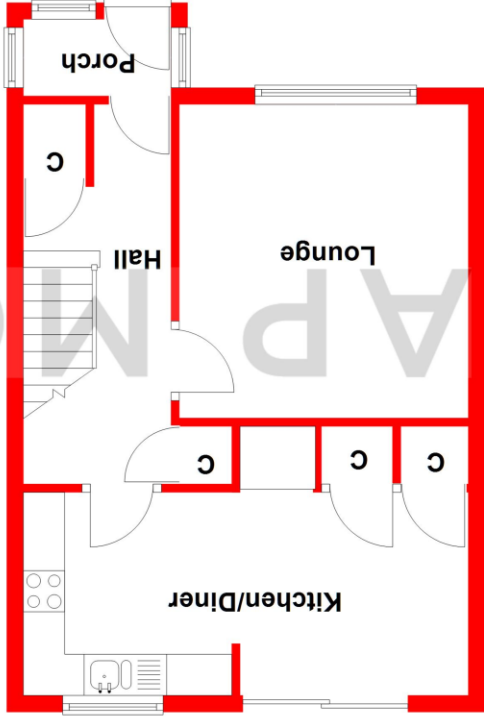
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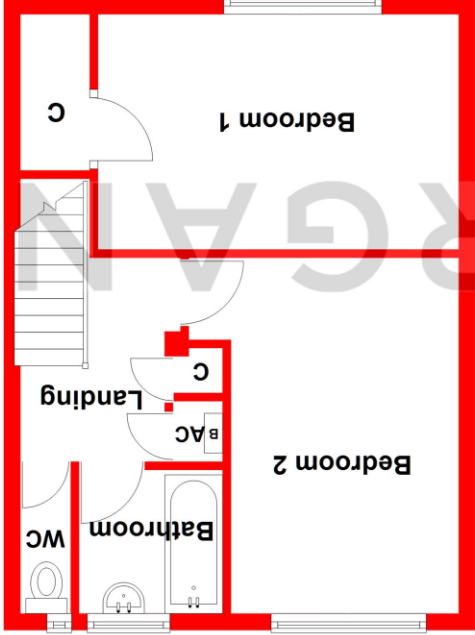
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Ground Floor
Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.6 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 Planlup.

Total area: approx. 78.7 sq. metres (847.2 sq. feet)