

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:**

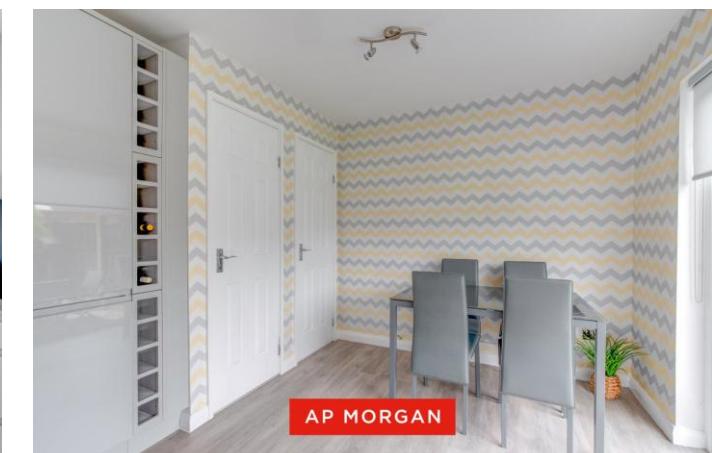
A well-presented two-bedroom terraced home offering comfortable living space and an attractive rear garden, ideal for first-time buyers, downsizers or investors alike. Situated within a popular residential area, the property benefits from communal parking and convenient rear gate access.

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)

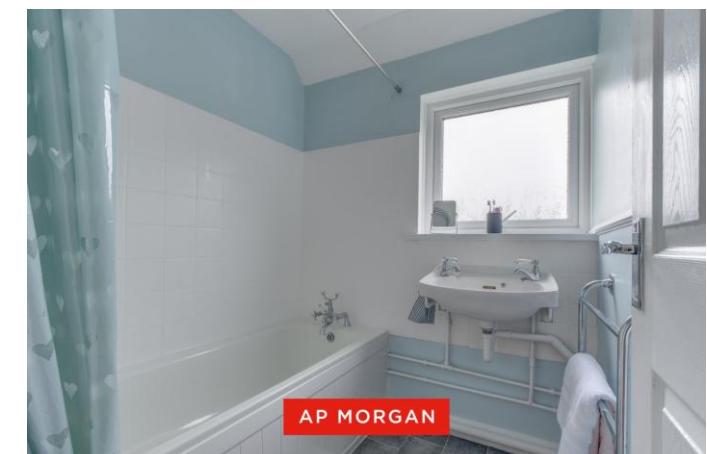
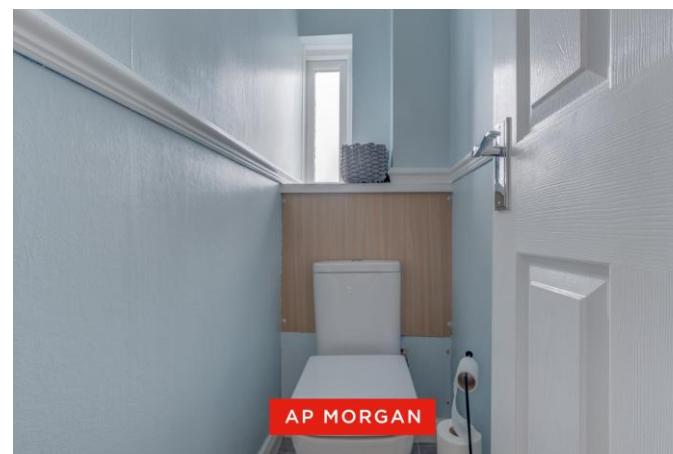
**Landing**

**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.

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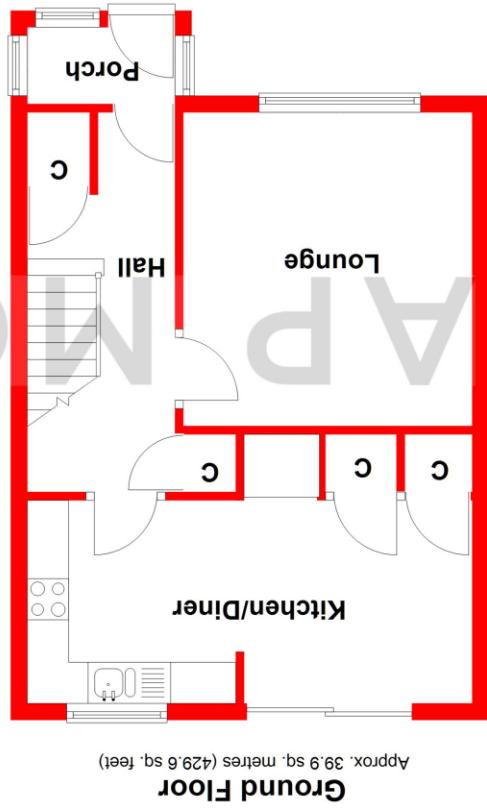
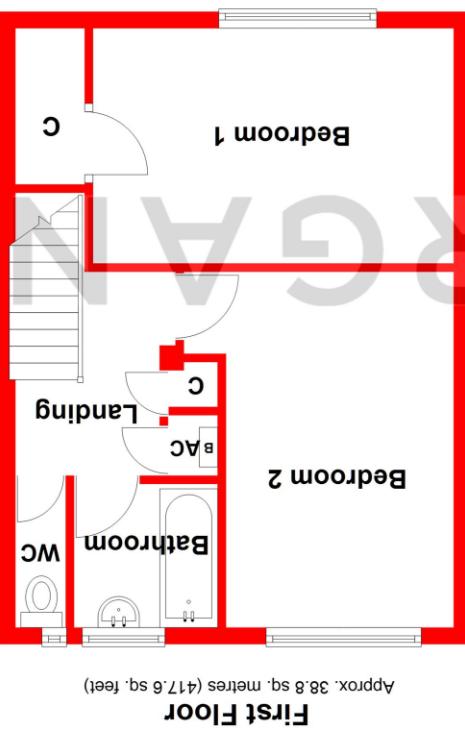
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