

AP MORGAN



Fulbrook Close, Church Hill South, Redditch
Offers in excess of £280,000

Features:

- Corner plot position with gravelled driveway and lawned frontage
- Open-plan lounge, dining room and kitchen
- High-spec AEG kitchen appliances including double oven and dishwasher
- Four good-sized bedrooms with flexible use
- Bathroom with corner bath plus separate landing WC
- South-facing garden with patio and low-maintenance artificial lawn
- Garage with roller shutter door
- Walking distance to Arrow Valley Park

Description:

*** A CORNER PLOT, A SOUTH-FACING GARDEN, AND ARROW VALLEY PARK JUST A STROLL AWAY ***

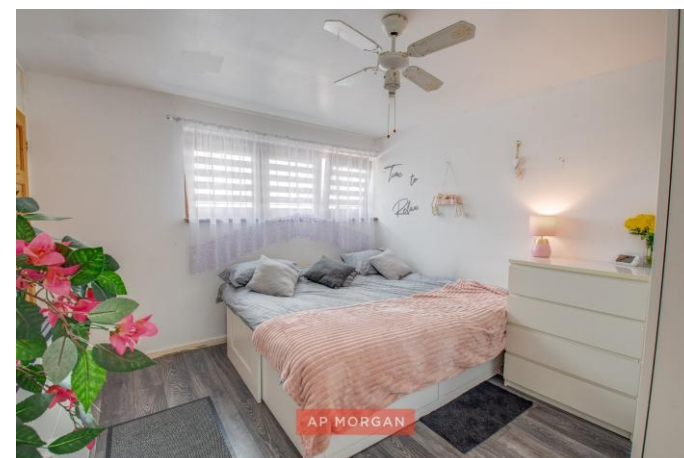
A corner plot like this doesn't come along often in Church Hill South, and this one makes the most of it. Set back with a gravelled driveway and a lawned frontage behind a picket fence, it gives you the kind of first impression that makes you want to see the rest.

Step inside and the layout does the talking. The lounge and dining room open out through to the kitchen, creating one connected, easy-living space rather than a run of separate boxes. The kitchen itself is well specified, with high-spec AEG appliances including a double oven, hob and dishwasher, plus space for an American-style fridge freezer. French doors lead out from the lounge to the garden, so the transition from indoors to outdoors feels natural rather than an afterthought. A guest WC sits just off the hallway, exactly where you'd want it for day-to-day family life, and the garage with its roller shutter door is useful and practical space.

Upstairs, four good-sized bedrooms give you the flexibility to arrange things your way, whether that's a proper family setup with room for growing children or space carved out for a home office. The bathroom has a corner bath, and there's a separate WC on the landing, along with useful storage cupboards.

Outside, the garden has been designed with your weekends in mind. A paved patio leads onto an artificial lawn, low maintenance and ready to use the moment you move in, all enclosed by walled boundaries for privacy. And with a south-facing aspect, you'll get the sun for as long as the day allows it.

Arrow Valley Park, one of Redditch's largest green spaces with its lake, woodland trails and café, is within walking distance, giving you



somewhere to escape to without needing the car. Redditch town centre and the Kingfisher Shopping Centre are close by for everything else, and motorway links via the M42 make commuting straightforward when you need it.

This is a home that's been well looked after and is ready for its next family to make their own mark on it.

Details:

Porch

Entrance Hall

Ground Floor W/C

Lounge/Dining Room 5.64 x 3.82

Kitchen 2.67 x 4.17

Garage 4.89 x 2.23

First Floor Landing

Bedroom One 3.72 x 3.44

Bedroom Two 3.32 x 3.00

Bedroom Three 2.46 x 3.50 Max

Bedroom Four 3.33 x 2.05

Bathroom 2.04 x 1.75

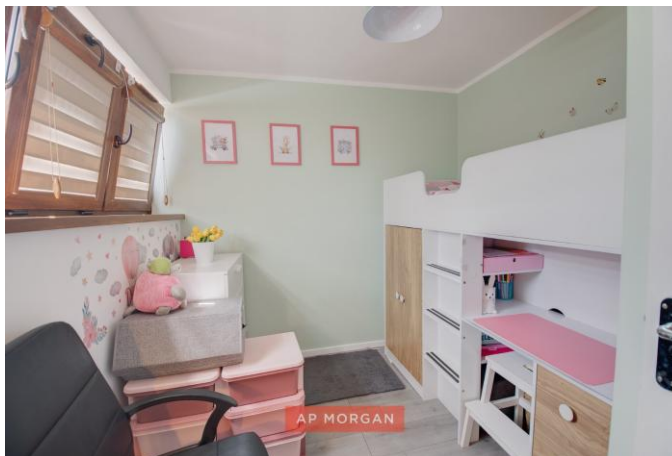
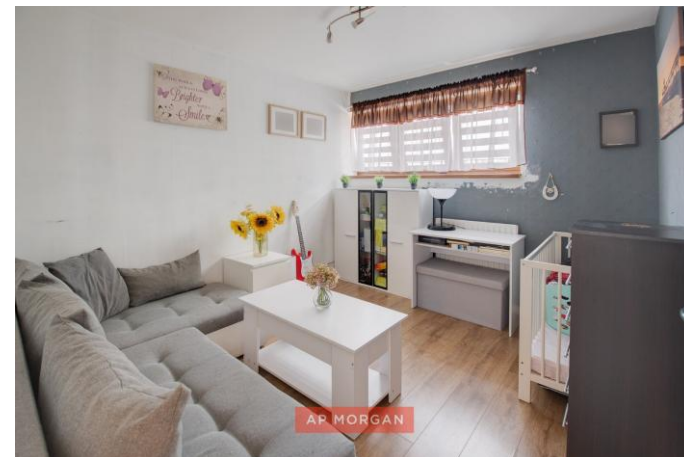
W/C

EPC Rating: C

Council Tax Band: C (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 Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much 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.wissermortgageadvice.co.uk

Property to sell?

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

Need a solicitor?

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.

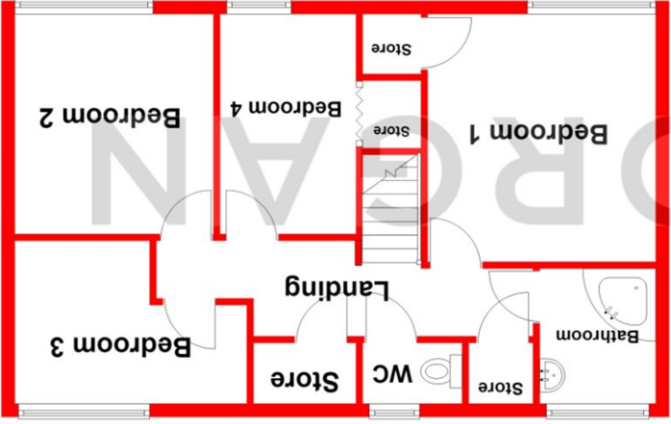
Identity Checks

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 £99 + 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.

Ground Floor



First Floor



Total area: approx. 112.8 sq. metres (1214.0 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 PlanUp.

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