

AP MORGAN



Northleach Close, Church Hill, Redditch
Offers in excess of £230,000

Features:

- Three bedrooms: two doubles and one single
- Spacious lounge with bifold doors leading to the garden
- Well fitted kitchen/diner with plenty of storage
- Garden outbuilding, ideal for a home office or small business
- Downstairs wc for everyday convenience
- Low maintenance rear garden and front patio
- Resident parking close by
- Quiet location with easy access to Redditch town centre

Description:

Spacious living, room to grow, home office at the back. This one's ready for real life.

Set in a quiet corner of Church Hill, Redditch, this end of terrace home offers three bedrooms, a downstairs wc, and a layout that just works for family life. With bifold doors opening the lounge straight out to the garden and a handy outbuilding that could easily become a home office, there's real flexibility here. Add resident parking close by and a short drive into Redditch town centre, and you've got a home that makes everyday life that little bit easier.

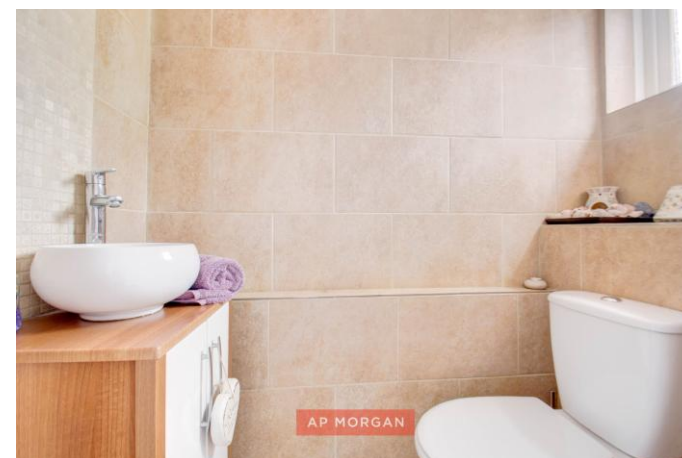
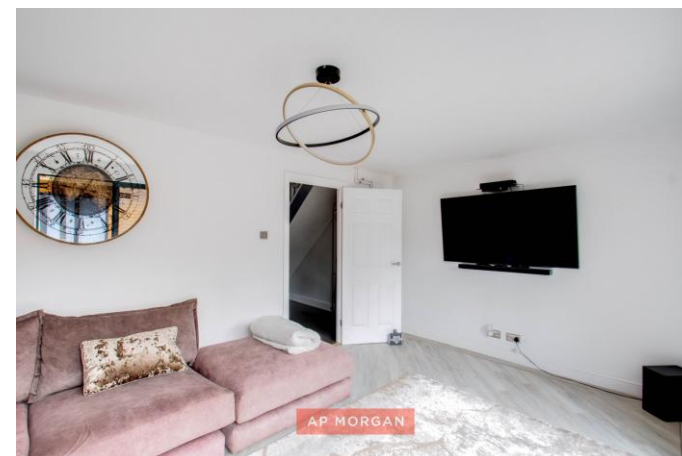
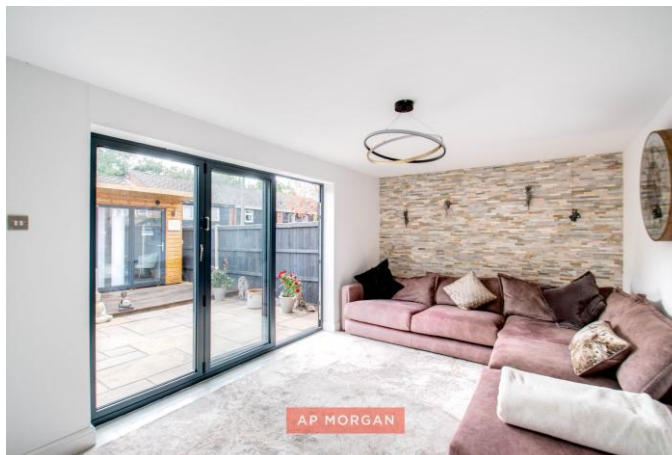
The ideal location, nearby to everything you need. It's only a short drive to Redditch town centre, so you've got the best of both worlds. Peaceful where you live, but never far from anything.

What about the house itself?

"It's a great space for families. All the rooms are a great size, so nobody feels short-changed. The garden and front patio are low maintenance, which has been brilliant for us, and the parking situation here is ideal. You're not fighting for a space every evening."

Our agents say...

This is the kind of home that ticks every box for a young family or a first-time buyer stepping onto the ladder. It has been well looked after, so there's very little to do when you move in beyond unpacking the boxes.



Those bifold doors are a real highlight, flooding the lounge with light and blurring the line between indoors and out on a summer evening. And that outbuilding in the garden? Perfect as a home office, a creative studio, or even the base for running your own business. Add in easy access to shops, schools, Arrow Valley Lake and great road links with local bus routes, all you need for commuting, and this one is hard to beat. Fancy a look around? Get in touch and we'll get you booked in.

Details:

Porch/Utility 7'4" x 6'5" (2.24m x 1.96m)

Hall

Kitchen/Diner 11'2" x 15'9" (3.4m x 4.8m) Both Max

Lounge 17'9" x 10'6" (5.4m x 3.2m)

WC

Landing

Bedroom One 11'2" x 12'10" (3.4m x 3.9m)

Bedroom Two 11'2" x 13'4" (3.4m x 4.06m) Both Max

Bedroom Three 6'4" x 9'10" (1.93m x 3m)

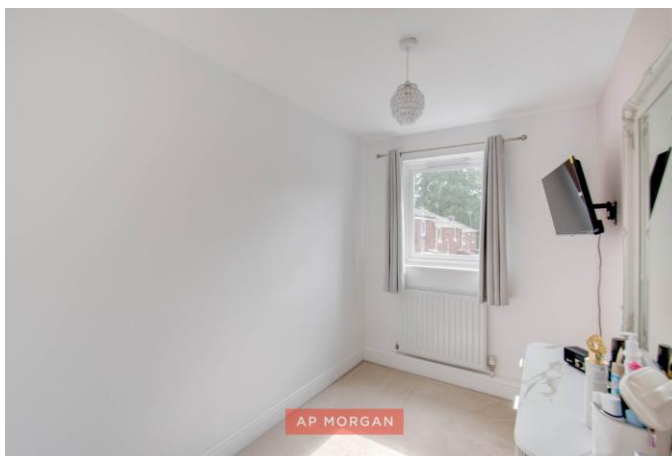
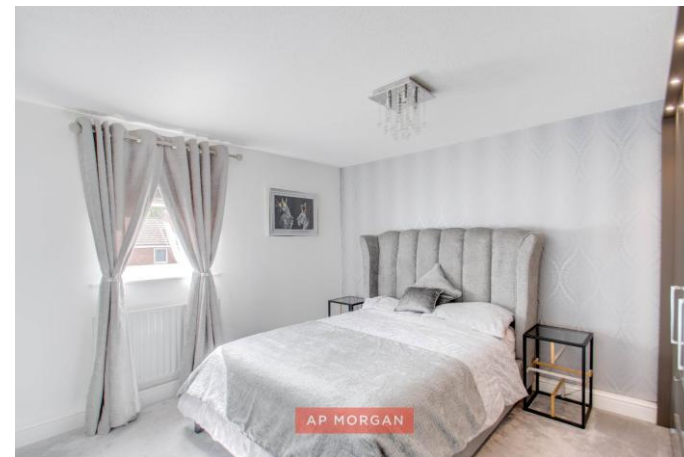
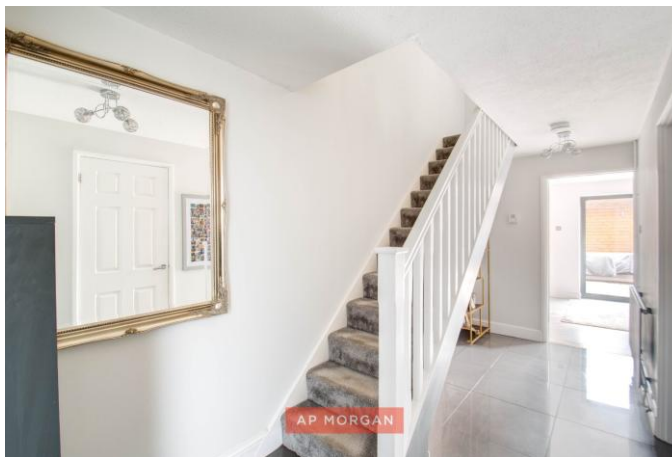
Bathroom 6'1" x 5'7" (1.85m x 1.7m)

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 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?

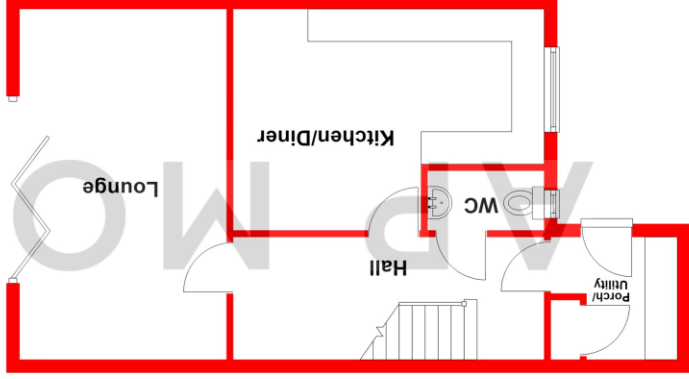
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

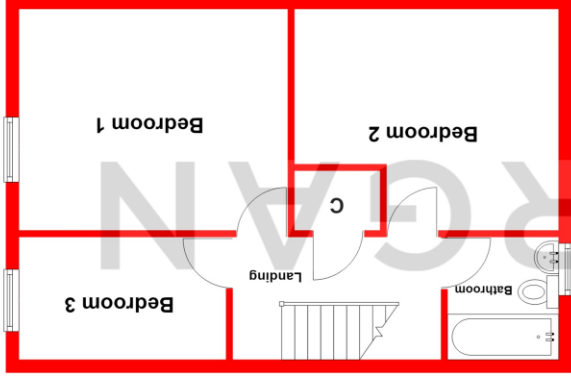
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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. 91.8 sq. metres (988.1 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.

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