

AP MORGAN



Pebworth Close, Church Hill North, Redditch
Offers in excess of £260,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Semi-detached property
- Three bedrooms
- Generous open lounge/diner space
- Well-equipped kitchen
- Great rear garden with powered shed
- Spacious multi-car driveway
- Close to shops, amenities and well-regarded schools

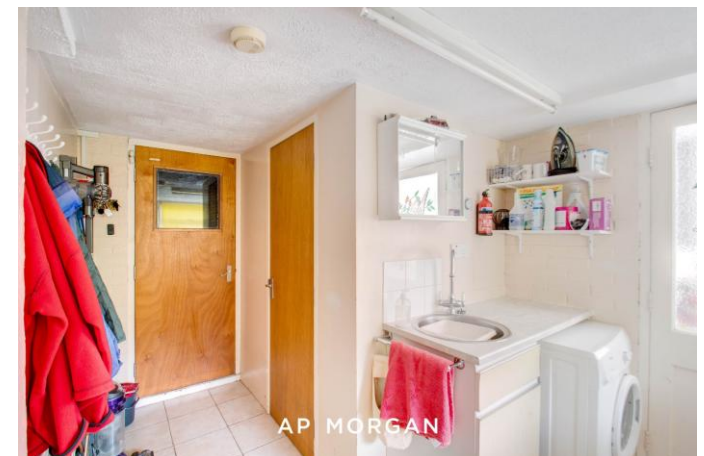
Description:

Introducing this fantastic semi-detached home, offering tonnes of potential with three bedrooms, a generous lounge, a well-equipped kitchen, and a beautiful conservatory leading into the rear garden. Additional benefits include a multi-car driveway and a single garage. The property is situated in the popular area of Church Hill North.

Upon arrival in the quiet cul-de-sac, the property features dropped-kerb access, a multi-car driveway with hedges along the left-hand side separating it from the neighbouring property, and a garage to the right fitted with a brand-new electric garage door, ideal for additional parking or storage.

Entering the property, the ground floor opens into the entrance hall, which includes the staircase rising to the first floor, with the option of retaining the fitted stairlift. To the left is the spacious lounge, featuring a bay window overlooking the front of the property, an electric feature fireplace, and a useful storage cupboard beneath the stairs. The lounge flows into the dining room, providing an excellent space for a family dining table. From here, there is access to the kitchen, which is fitted with ample storage and worktop space, along with room for freestanding white goods. A sliding door from the dining area opens into the conservatory, offering additional living space filled with natural light and featuring French doors leading into the rear garden. To the right is a utility area fitted with additional worktop and storage space, a ground-floor shower room comprising a WC, wash basin, and shower cubicle, as well as an internal door providing access to the garage.

The first floor comprises three bedrooms and the main bathroom. Bedroom one is a spacious double room with fitted wardrobes. Bedroom two is another generous double room with a fitted cupboard, while bedroom three is ideal as a nursery, home office, or dressing room and also benefits from a fitted cupboard. The main bathroom is fitted with a WC, wash basin, and corner shower cubicle.



To the rear, the garden features a fantastic patio area, ideal for outdoor furniture and al fresco dining, followed by a lawn bordered by hedges and mature shrubs that add colour and greenery. At the end of the garden is a shed (12ft x 6ft), offering excellent potential for conversion into a home office, complete with lighting and power. The rear garden also benefits from external lighting and an electric water fountain feature.

Ideally positioned within a quiet cul-de-sac in Church Hill North, the property is conveniently located close to countryside walks, local schools, and shops, while also benefiting from easy access to local bus routes, the train station, and Redditch Town Centre, which offers a wide range of amenities. The property is also well placed for access to the national motorway network, including the M42 and M5.

Details:

Entrance Hall

Lounge 13'3" x 12'4" (4.04m x 3.76m)

Dining Room 10'10" x 7'11" (3.3m x 2.41m)

Kitchen 10'10" x 7'6" (3.3m x 2.29m)

Conservatory 7'9" x 16'3" (2.36m x 4.95m)

Utility 12'11" x 8'3" (3.94m x 2.51m)

WC 5'9" x 4'3" (1.75m x 1.3m)

Garage 16'3" x 8'3" (4.95m x 2.51m)

Landing

Bedroom One 13'1" x 8'9" (4m x 2.67m)

Bedroom Two 9'1" x 9'3" (2.77m x 2.82m)

Bedroom Three 6'8" x 6'8" (2.03m x 2.03m)

Bathroom 6'1" x 6'1" (1.85m x 1.85m)

EPC Rating: To be confirmed

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 Wiser 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.wisermortgageadvice.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?

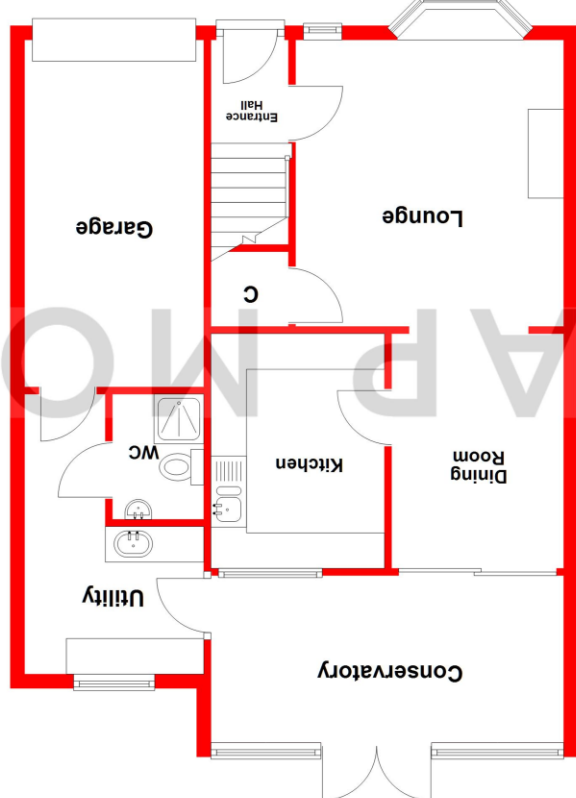
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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

Approx. 68.4 sq. metres (736.1 sq. feet) (excluding Entrance Hall)

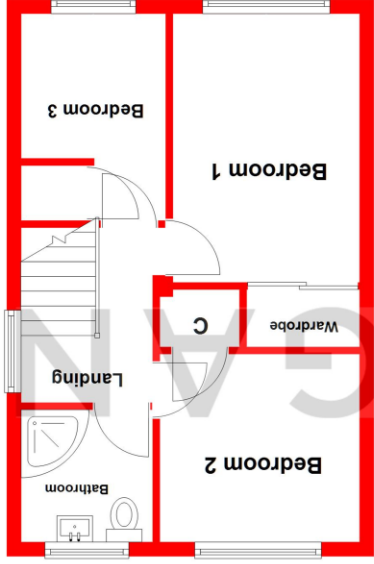


Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

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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First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)

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