

AP MORGAN



**Loxley Close, Church Hill South, Redditch**  
Offers in excess of £200,000

### Features:

- Mid-terrace home
- Two floors of accommodation
- Lounge and kitchen/diner
- Three bedrooms
- Family bathroom and WC
- Enclosed rear garden
- Communal parking available

### Description:

This well-presented mid-terrace home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers, or investors alike. Set back behind a small front garden, the property has a welcoming approach and a practical layout suited to modern living.

On the ground floor, the entrance porch opens into a welcoming hallway with stairs rising to the first floor. To the front of the property, the kitchen/diner offers ample room for both cooking and dining. To the rear is a generous lounge, providing a comfortable space for relaxing or entertaining, with direct access to the garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the first floor comprises three bedrooms, including two double bedrooms and a further single bedroom, offering flexibility for family living, home working, or guest accommodation. The family bathroom serves all bedrooms and is fitted with a modern suite.

To the rear, the enclosed garden provides a private outdoor space with a decked seating area and a lawn bordered by established planting, creating an inviting setting for outdoor dining and relaxation. Overall, this is a comfortable and versatile home in a popular residential setting, ready for its next owner to move in and enjoy.

Well placed in Church Hill South, the property provides good access to well-regarded local schools, shops, and bus routes. Redditch Town Centre is roughly 2.5 miles away, boasting an assortment of further amenities such as shops, restaurants,



and cinema, along with the local bus and train stations. National motorway networks M5 and M42 are easily accessible.

**Details:**

**Porch** 6'5" x 6'4" (1.96m x 1.93m)

**Hall**

**Kitchen/Diner** 15'10" x 11'3" (4.83m x 3.43m) max dimensions

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

**WC** 5'7" x 2'10" (1.7m x 0.86m)

**Landing**

**Bedroom 1** 13'3" x 11'3" (4.04m x 3.43m)

**Bedroom 2** 13'1" x 11'3" (4m x 3.43m) max dimensions

**Bedroom 3** 9'10" x 6'6" (3m x 1.98m)



**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?

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Property to sell?

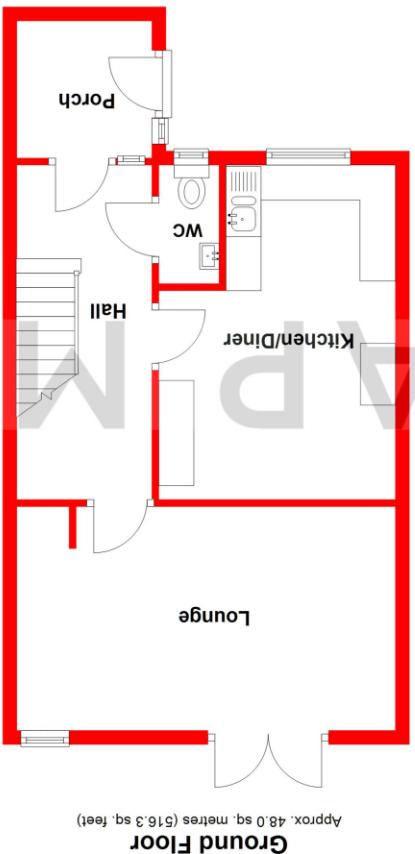
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