

**AP MORGAN**



**Loxley Close, Church Hill South, Redditch**  
Offers in excess of £190,000

**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:**

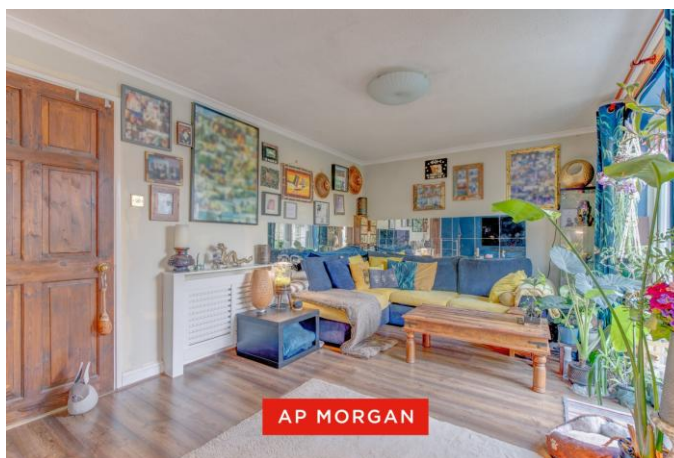
This well-presented mid-terrace home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers, or investors alike. Set back behind a small front garden, the property has a welcoming approach and a practical layout suited to modern living.

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?

### 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](http://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?

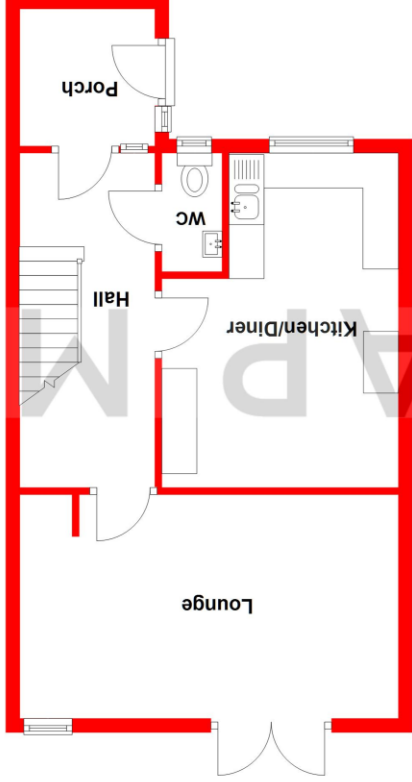
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

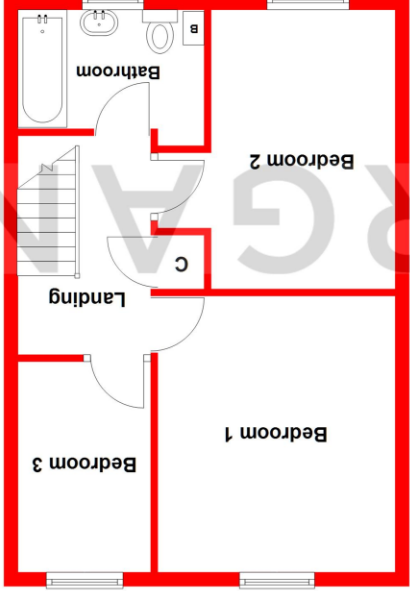
### Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 92.0 sq. metres (989.8 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 PlanLd.

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