

AP MORGAN



Sandhurst Close, Church Hill North, Redditch
Offers in excess of £190,000

Features:

- Two-bedroom mid-terrace home
- Popular residential location
- Spacious lounge
- Kitchen/diner with garden access
- First-floor bathroom and WC
- Enclosed, low-maintenance rear garden
- Useful outdoor storage
- Communal parking available

Description:

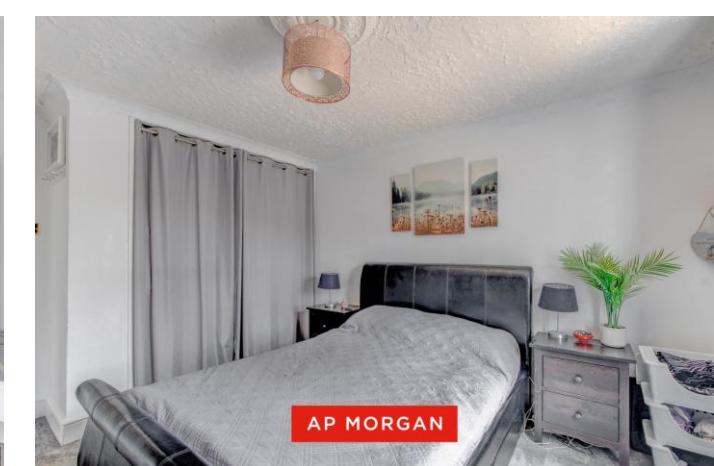
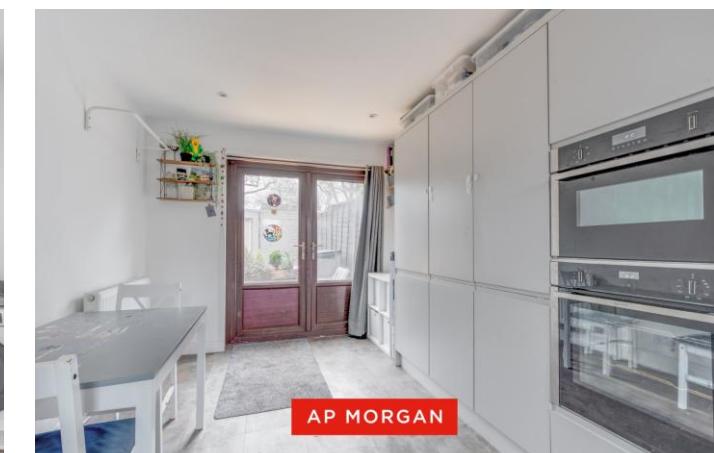
This well-presented two-bedroom mid-terrace home is set within a popular residential area and offers comfortable, low-maintenance living ideal for first-time buyers, downsizers, or investors alike. The property benefits from communal parking and is conveniently positioned close to local amenities, transport links, and green spaces.

The ground floor comprises a welcoming entrance hall leading through to a spacious lounge, providing a relaxing living area with pleasant outlooks to the rear garden. The kitchen/diner offers ample space for both cooking and dining, with fitted units, work surfaces, and direct access out to the garden, making it perfect for everyday living and entertaining.

On the first floor, there are two well-proportioned bedrooms, both offering space for storage and furnishings. The accommodation is completed by a family bathroom, fitted with a modern suite and separate WC. The layout is practical and well balanced, maximising the available space throughout.

Externally, the property enjoys an enclosed rear garden designed for ease of maintenance, featuring a paved patio area ideal for outdoor seating, raised planters, and useful storage sheds. The garden provides a private and versatile outdoor space for relaxing or entertaining.

Well positioned in Church Hill North, the property benefits from being close to countryside walks and has easy access to local amenities such as schools, shops, restaurants, and the town centre. The property is also well placed for access to motorway links (M42 and M5), bus routes and the local railway station.



Details:

Hall

Kitchen/Diner 19'6" x 10'8" (5.94m x 3.25m)

Lounge 13'4" x 11'11" (4.06m x 3.63m)

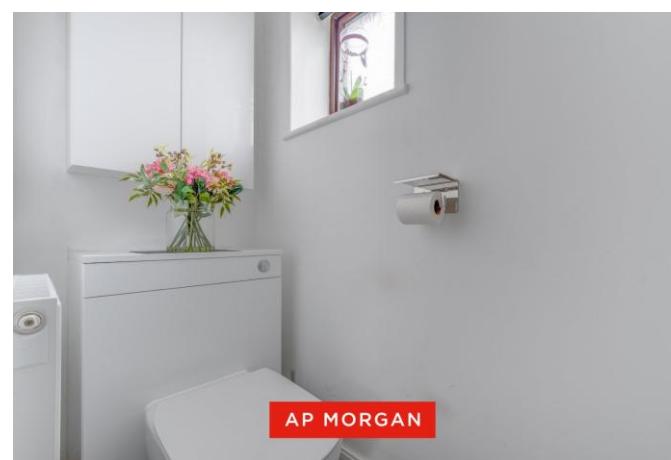
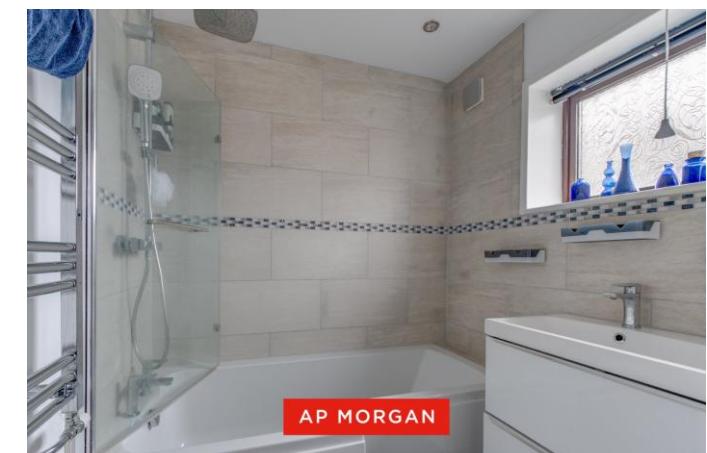
Landing

Bedroom 1 13'3" x 10'10" (4.04m x 3.3m)

Bedroom 2 13'3" x 10'5" (4.04m x 3.18m)

Bathroom 5'11" x 5'5" (1.8m x 1.65m)

WC 2'9" x 5'4" (0.84m x 1.63m)



EPC Rating: D

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.

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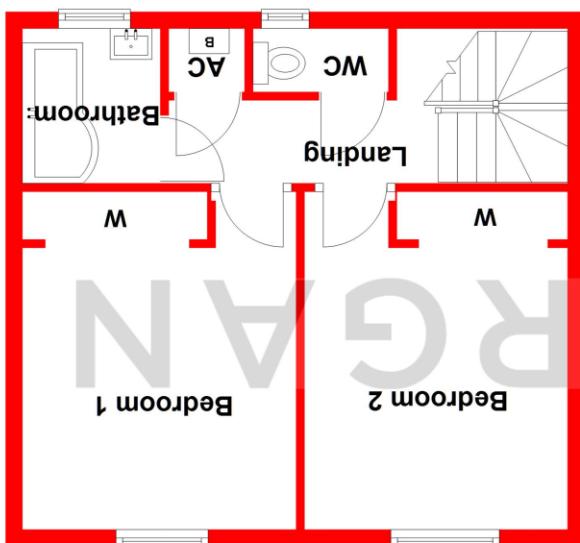
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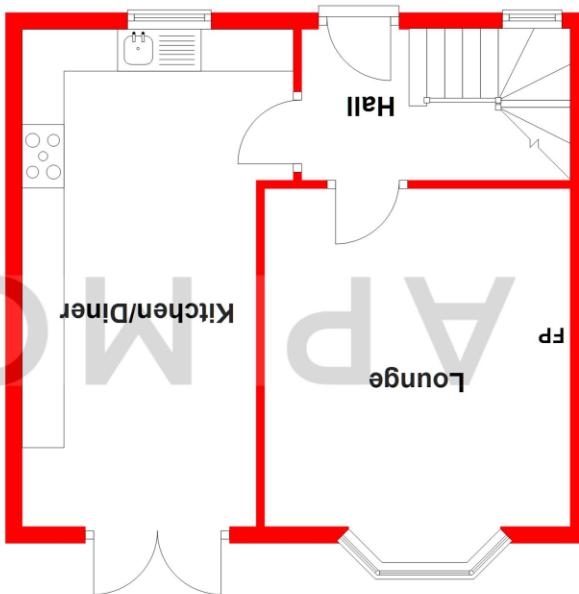
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.

Total area: approx. 78.7 sq. metres (846.8 sq. feet)



Approx. 39.4 sq. metres (424.3 sq. feet)

First Floor



Approx. 39.3 sq. metres (422.6 sq. feet)

Ground Floor