

AP MORGAN



Redstone Close, Church Hill North, Redditch
Offers in the region of £285,000

Features:

- Sought-after Location
- Great Condition Throughout
- Private Driveway: Parking for two cars
- Victorian-Style Conservatory
- Three Well-Proportioned Bedrooms
- Private Garden
- Close to Local Shops, Parks, Amenities & Country Walks
- Convenient Transport Links

Description:

Situated in the sought-after location of Redditch is this well-presented three-bedroom semi-detached home. With ample living spaces, including a lounge that flows seamlessly into a beautiful Victorian-style conservatory, this property offers a perfect blend of comfort and style.

The property is approached via a private drive suitable for parking two cars, leading to the main entrance. Stepping inside, the interior briefly comprises a welcoming hall, a spacious lounge perfect for relaxing, a modern kitchen, and a delightful conservatory offering additional living space and natural light. A practical utility room and convenient storage complete the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. The layout is thoughtfully designed to maximize space and functionality, making it an ideal home for families.

Moving outside, the property enjoys a private garden – perfect for outdoor dining and entertaining. The garden offers a tranquil escape and a safe space for children to play.

This great condition three-bedroom semi-detached home is within walking distance of excellent schools, as well as a wide range of amenities. It is also conveniently placed for public transport links as well as the main motorway networks, making it ideal for commuters. This delightful property is ready to move in and enjoy!



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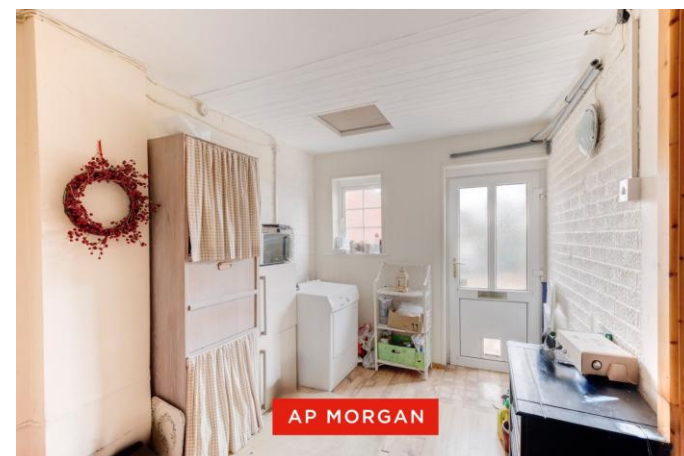
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Details:

Hall

Lounge 18'10" x 10'11" (5.74m x 3.33m) Both Max

Kitchen 11'10" x 8' (3.6m x 2.44m)

Conservatory 11'10" x 10'5" (3.6m x 3.18m) Both Max

Utility Room 11'10" x 7'11" (3.6m x 2.41m)

Storage 7'11" x 2'11" (2.41m x 0.9m)

Landing

Bedroom 1 11'10" x 11'2" (3.6m x 3.4m) Both Max

Bedroom 2 10'10" x 9'3" (3.3m x 2.82m)

Bedroom 3 6'7" x 6'5" (2m x 1.96m)

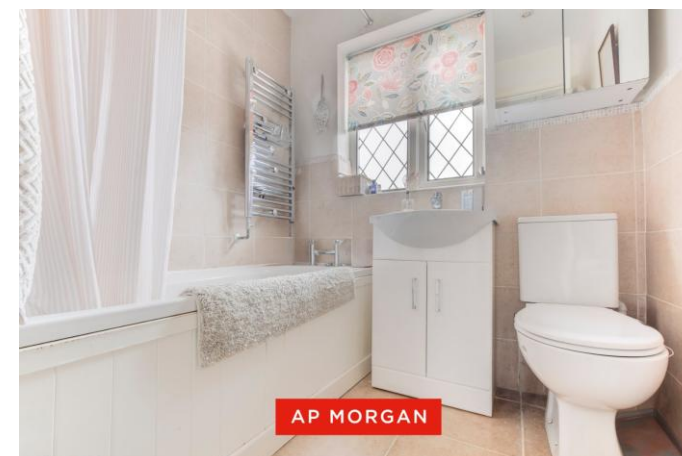
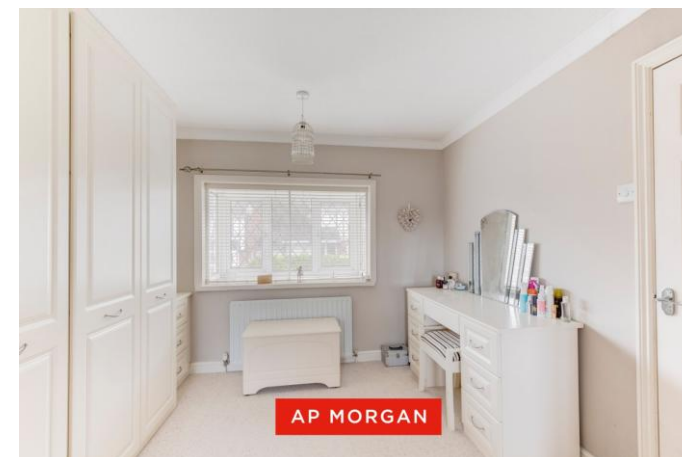
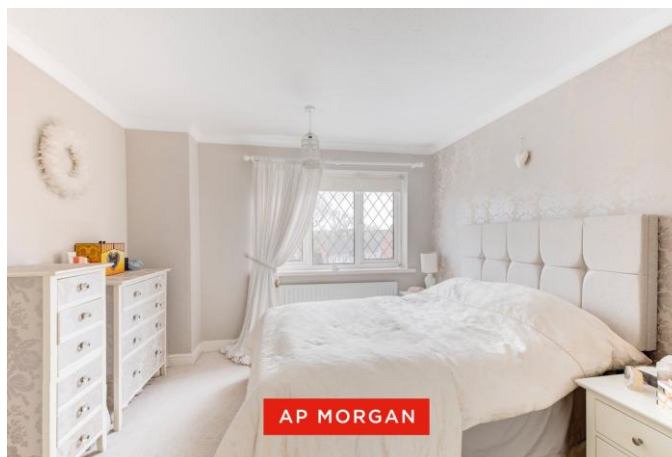
Bathroom 6'1" x 5'7" (1.85m x 1.7m)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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?

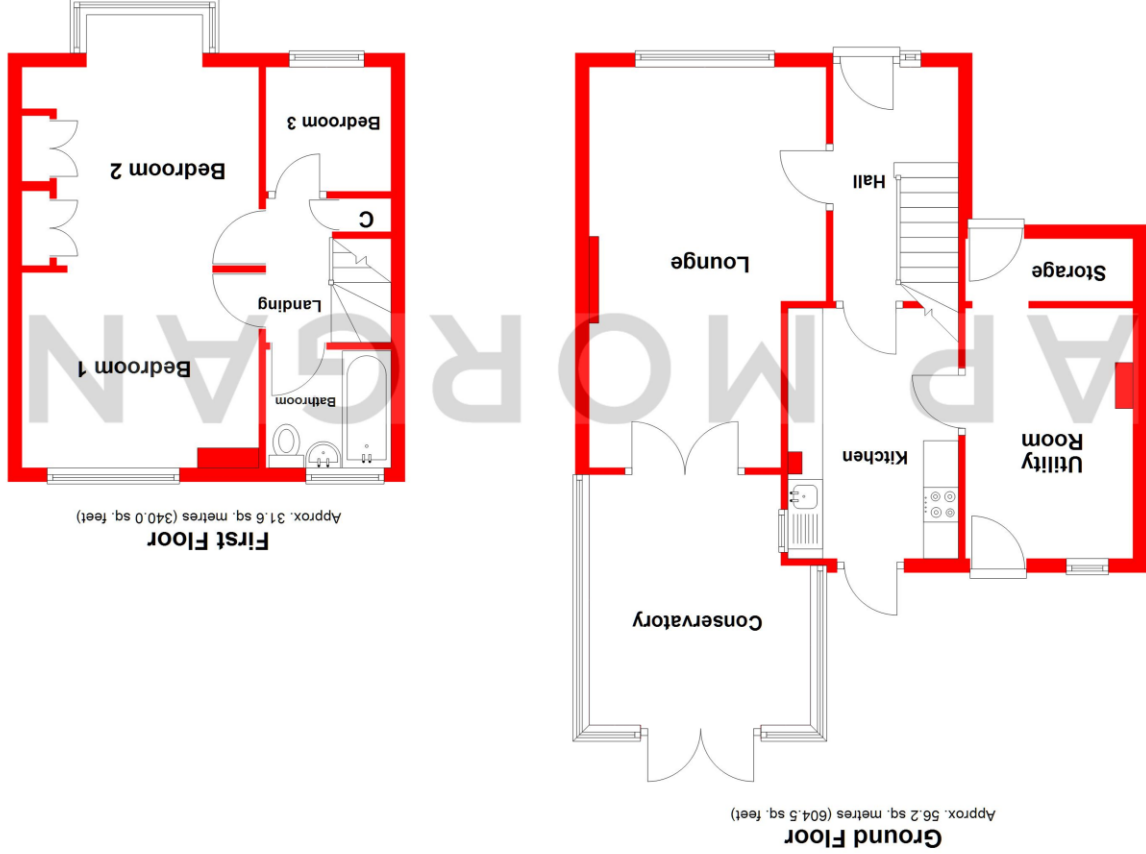
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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.



Total area: approx. 87.8 sq. metres (944.5 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 PlanLP.

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