

AP MORGAN



Northfield Close, Church Hill North, Redditch
Offers in excess of £325,000

Features:

- **Offered with no onward chain**
- Detached three-bedroom family home
- Excellent extension potential (STPP)
- Spacious lounge and kitchen/diner
- Private walled rear garden
- Side gate access to the garden
- Driveway parking with front garden kerb appeal

Description:

Situated on a desirable corner position, this well-proportioned three-bedroom detached home offers excellent potential for future extension (subject to planning permissions) and is presented to the market with no onward chain.

The ground floor comprises a welcoming entrance hall leading to a spacious lounge, perfect for everyday living and entertaining. To the rear, the kitchen/diner provides a practical family space with direct access to the garden, while the integral garage offers valuable storage or clear scope for conversion if desired. The corner plot position enhances the feeling of space and provides flexibility for those looking to enlarge the property in the future.

Upstairs, the first-floor features three well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom and useful storage cupboards off the landing. The layout is ideal for families, home workers, or those seeking additional guest space.

Externally, the property benefits from a driveway providing off-road parking, a neat front garden enhancing kerb appeal, and a private walled rear garden, mainly laid to lawn with a patio area—perfect for outdoor dining and relaxation. The rear garden also enjoys the convenience of side gate access, ideal for practical day-to-day use. The side and rear space further highlight the property’s strong extension potential.

Situated in Church Hill North, this property is roughly 2.3 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Hall

Lounge 14'3" x 11'6" (4.34m x 3.5m)

Kitchen/Diner 9'11" x 14'10" (3.02m x 4.52m)

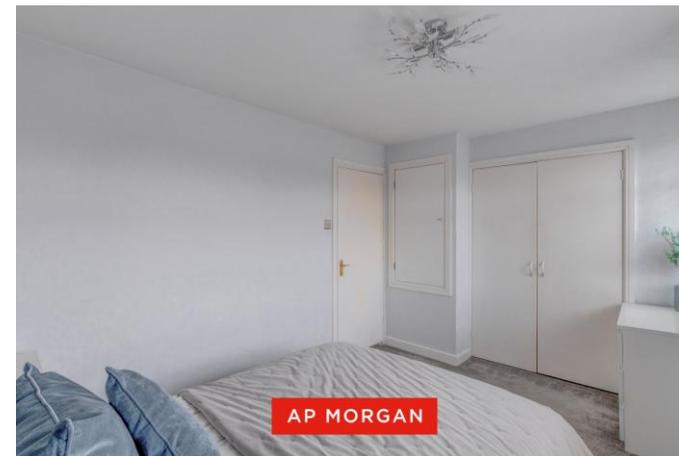
Landing

Bedroom 1 8'10" x 12'6" (2.7m x 3.8m)

Bedroom 2 9'9" x 8'7" (2.97m x 2.62m) max dimensions

Bedroom 3 7' x 7'6" (2.13m x 2.29m)

Bathroom 6' x 8'7" (1.83m x 2.62m) max dimensions



EPC Rating: D

Council Tax Band: D (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.

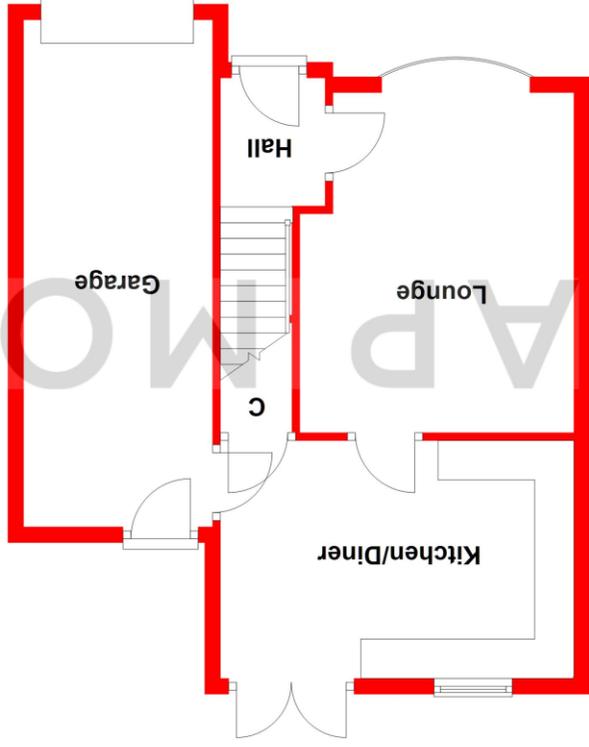
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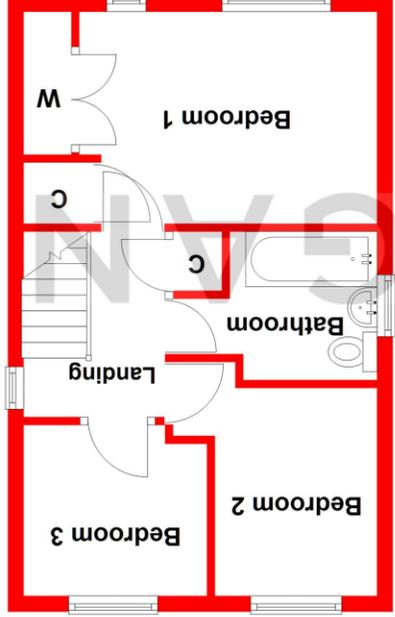
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Ground Floor
Approx. 50.3 sq. metres (541.7 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 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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