

**AP MORGAN**



**Snowhill Close, Church Hill North, Redditch**  
Offers in the region of £325,000

### Features:

- \*\*Offered with no onward chain\*\*
- Link-detached bungalow
- Rear lounge with garden views
- Dining room off lounge
- Separate kitchen
- Two bedrooms
- Driveway & double garage
- Private rear garden

### Description:

Offered to the market with no onward chain, this well-proportioned link-detached bungalow presents an excellent opportunity for buyers seeking single-level living in a quiet residential setting, with scope to personalise and enhance to their own taste.

The accommodation is arranged around a central hallway and offers a practical and well-balanced layout. The lounge is positioned to the rear of the property, providing a bright and comfortable living space with views over the garden. The lounge leads through to the dining room, creating an ideal flow for both everyday living and entertaining.

The kitchen is accessed from the hallway and offers a functional space with potential for modernisation. The bungalow also offers two well-proportioned bedrooms, while a family bathroom serves the accommodation. Additional built-in storage cupboards off the hallway provide useful everyday practicality.

Externally, the property benefits from a generous rear garden, mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy and plenty of potential for landscaping or outdoor entertaining. To the front, a driveway provides ample off-road parking and leads to a double garage, which is linked to the main property and offers excellent storage or workshop space.

Situated in Church Hill North this property is placed in very close proximity to serene countryside walks, this property is also roughly 3 miles from the town centre, boasting an assortment of amenities including shops, schooling, restaurants, and cinema, along with the local bus and railway stations. Additionally offering swift access to the M42 and M5 motorways.



This attractive bungalow represents a fantastic opportunity for those looking to downsize, renovate, or simply enjoy the convenience of single-storey living, with the added benefit of a spacious layout, private garden, double garage and no onward chain.

**Details:**

**Hall**

**Kitchen** 7'11" x 9' (2.41m x 2.74m)

**Lounge** 19'11" x 10'11" (6.07m x 3.33m)

**Dining Room** 8'6" x 9' (2.6m x 2.74m)

**Bedroom 1** 14'1" x 10'11" (4.3m x 3.33m)

**Bedroom 2** 9'3" x 9' (2.82m x 2.74m)

**Bathroom** 6'5" x 5'7" (1.96m x 1.7m)

**Double Garage** 16'2" x 18'3" (4.93m x 5.56m)



**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](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

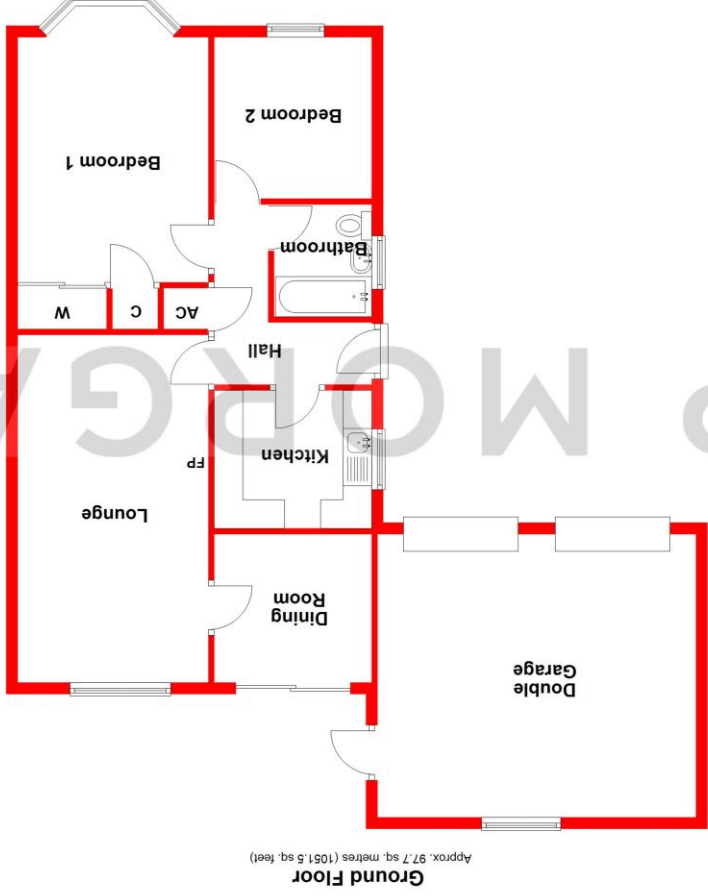
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have

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.



Total area: approx. 97.7 sq. metres (1051.5 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 PlanUp.

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