

AP MORGAN



Wordsley Close, Church Hill North, Redditch
Offers in excess of £375,000

Features:

- Offered with no onward chain
- Detached bungalow
- Two double bedrooms
- Well-regarded cul-de-sac location
- Backing onto The Abbey Hotel & golf course
- Spacious lounge & kitchen/diner
- Shower room & separate w/c
- Private rear garden, driveway & garage

Description:

Offered with no onward chain, this two double bedroom detached bungalow is one for buyers looking to put their own stamp on a property. Sitting in a quiet and well-regarded cul-de-sac in Church Hill North, Redditch, the property occupies a generous plot with the added bonus of the rear garden backing directly onto the Abbey Hotel and golf course.

To the front, the property is approached via a sizeable lawned garden with a driveway providing off-road parking and leading to the integral garage, accessed via an up-and-over door. A side gate gives access through to the rear garden, while an enclosed porch leads to the front door.

The accommodation is arranged across a single floor and briefly comprises a generous entrance hallway, a spacious lounge to the front with a box bay window and gas fire, and a fitted kitchen/dining room with space for appliances, access to a handy store cupboard and an internal door into the garage. There are two double bedrooms, both with wardrobe storage, a principal shower room and a separate guest WC.

To the rear, the garden opens out onto a paved patio before stepping up to a lawn bordered by mature shrubs and hedgerows. Well-established trees line the rear boundary, adding a degree of seclusion, with the Abbey Hotel and its golf course beyond.



Church Hill North is well placed for day-to-day convenience, with a local shop nearby and further amenities across Paper Mill Drive. Regular bus services connect into Redditch town centre and out to surrounding areas, with the M42 providing straightforward road links further afield. Arrow Valley Lake and Country Park is a popular local attraction and is within easy reach.

Details:

Porch

Hall

Lounge 4.14 x 4.75 Max into bay

Kitchen/Diner 4.08 x 3.85 Both max

Bedroom One 3.50 x 3.96

Bedroom Two 3.68 x 3.23

Shower Room 1.83 x 1.65

W/C 1.83 x 0.80

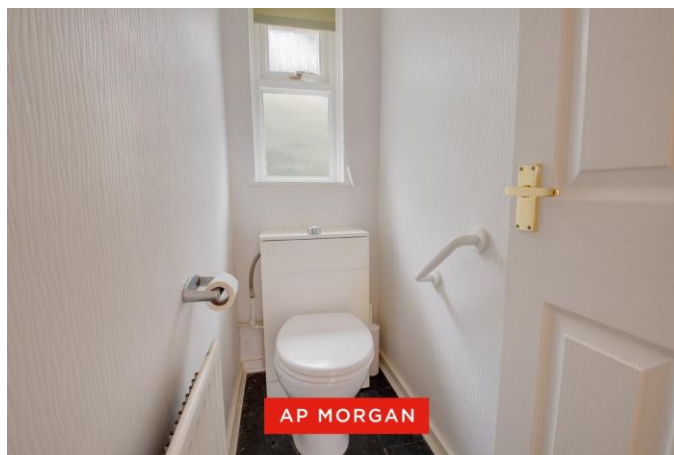
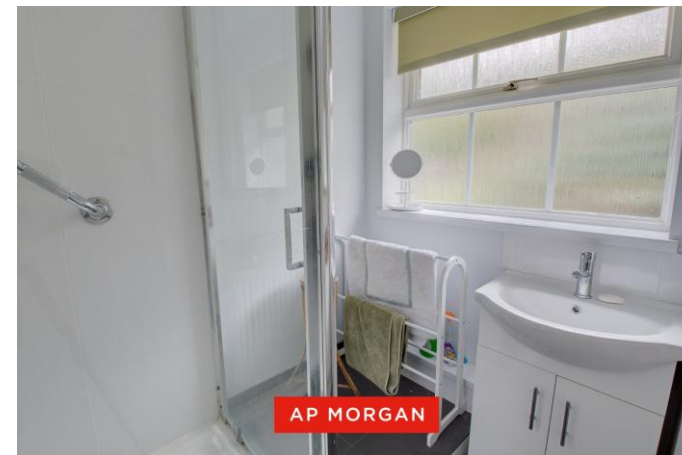
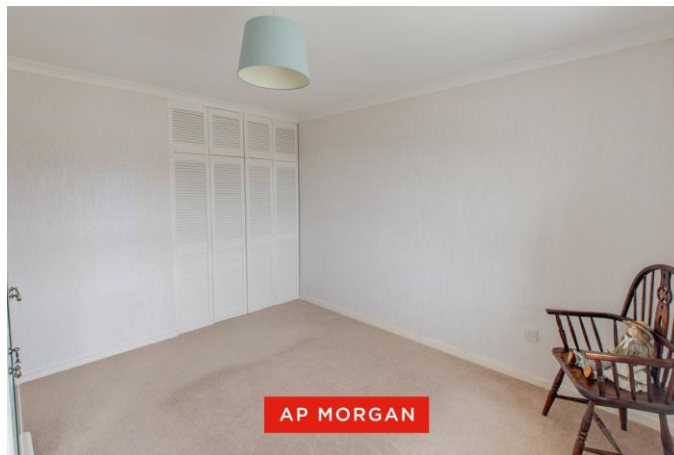
Garage 5.73 x 2.61

EPC Rating: C

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.



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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?

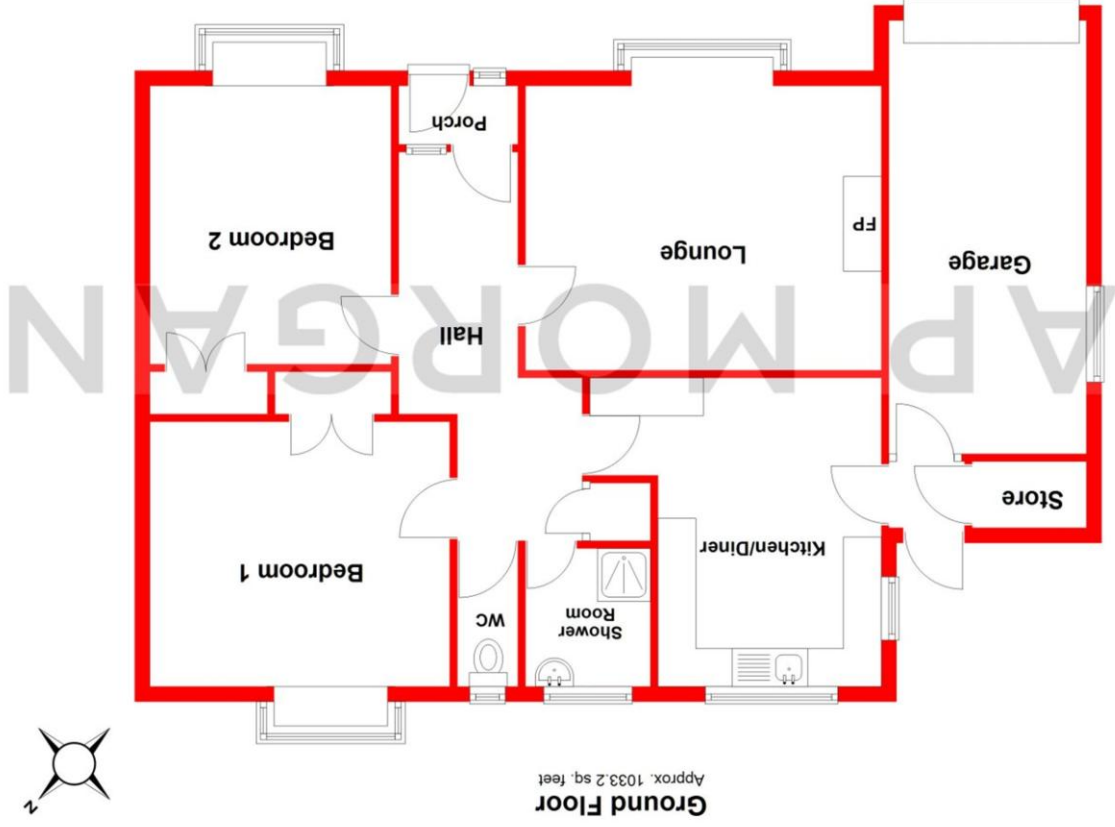
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Plan produced using PlanUp.

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