

AP MORGAN



Edgeworth Close, Church Hill South, Redditch
Offers in excess of £190,000

Features:

- End-of-terrace property
- Three bedrooms
- Spacious lounge
- Well-fit kitchen/diner
- Extensive conservatory
- Great rear garden
- Garage and on-road parking
- Close to schools, shops and amenities

Description:

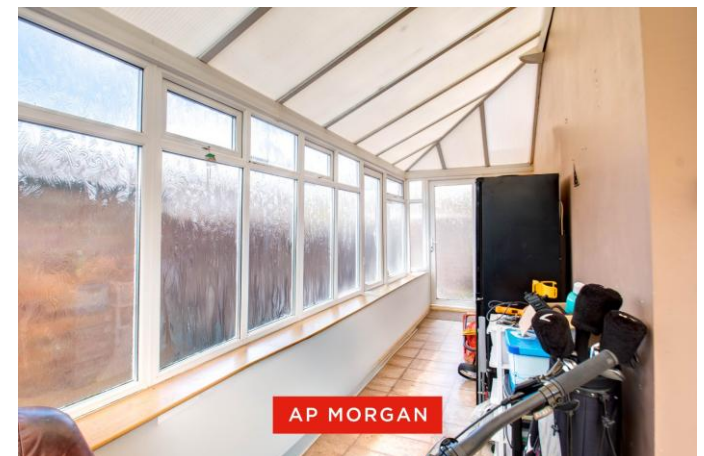
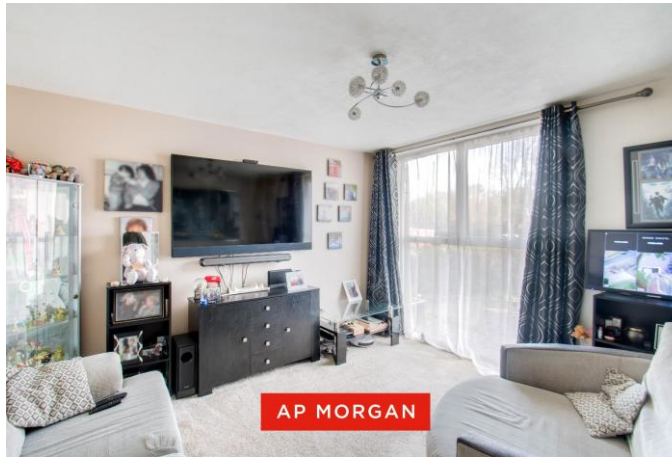
Introducing this end-of-terrace property, offering three bedrooms, a spacious lounge, a generously sized kitchen/diner, an extensive conservatory, and the added benefit of a garage and ample on-road parking, situated in Church Hill South, Redditch.

On arrival, the property presents a single garage at the front, with a pathway leading up the side to the entrance. The front also features lawned areas and a hedge providing additional privacy. The road offers ample on-road parking, ideal for both residents and visitors.

Upon entry, the ground floor opens into the entrance hall, which includes a storage cupboard ideal for coats and shoes, as well as additional storage space under the stairs. To the right is the lounge, a comfortable and inviting space. At the end of the hall is the kitchen/diner, offering ample room for a family dining table. The kitchen is fitted with generous storage and worktop space, an integrated oven, gas hob, and extractor fan, along with freestanding appliances including a fridge/freezer, dishwasher, and washing machine.

The kitchen/diner leads into the extensive conservatory, which spans the rear of the property and extends around to the side, creating a fantastic space for relaxation and family entertainment—particularly during the summer months. It also offers versatility as an additional dining area, home gym, or playroom. The conservatory features French doors opening onto the rear garden, as well as a side door providing access to the front.

The first floor is accessed via the landing, which includes two storage cupboards. There are three bedrooms: the first is a double, the second is a small double or generous single, and the third is a single bedroom with a built-in cupboard, ideal for additional storage. The family bathroom is also located on this floor and is modernly fitted with a toilet, wash basin, and a bathtub with an overhead shower.



The rear garden is accessed from the conservatory and begins with a patio area along the back of the property. The remainder of the garden is mainly laid to lawn, with bordered bushes and plants, and enclosed by fencing.

Well situated in the sought-after area of Church Hill South, the property benefits from close proximity to countryside walks, as well as convenient access to local amenities, schools, and the town centre. It is also ideally located for motorway links (M42 & M5), bus routes, and the local train station.

Details:

Entrance Hall

Lounge 12'2" x 11'6" (3.7m x 3.5m)

Kitchen/Diner 8'6" x 17'7" (2.6m x 5.36m)

Conservatory 25' x 7.25 (7.62m x 7.25) Both Max

Landing

Bedroom One 13'9" x 8'10" (4.2m x 2.7m)

Bedroom Two 9'7" x 9'7" (2.92m x 2.92m)

Bedroom Three 9'8" x 7'10" (2.95m x 2.4m)

Bathroom

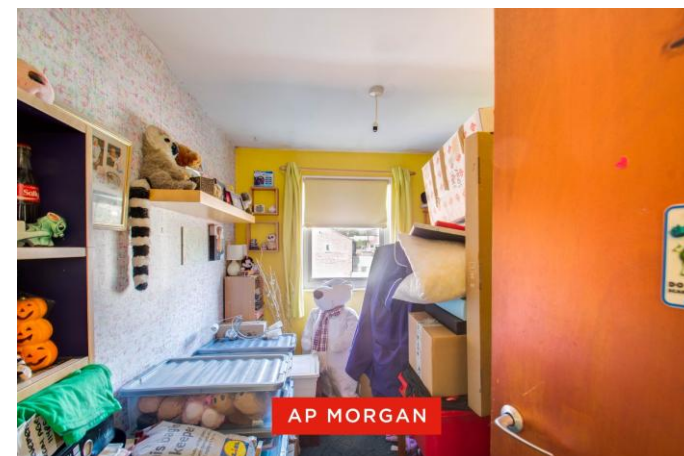
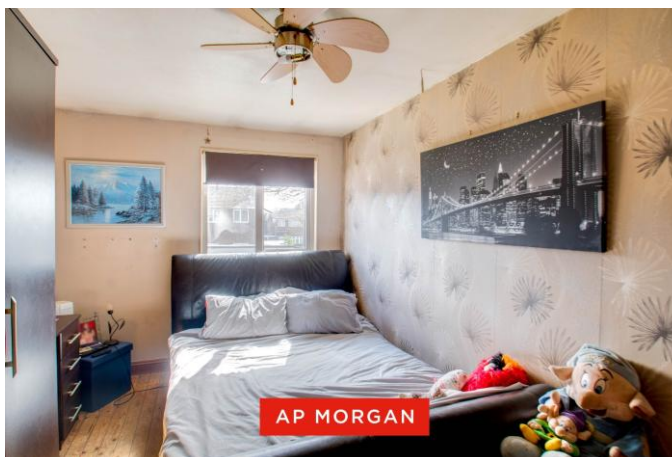
Garage

EPC Rating: To be confirmed

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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Property to sell?

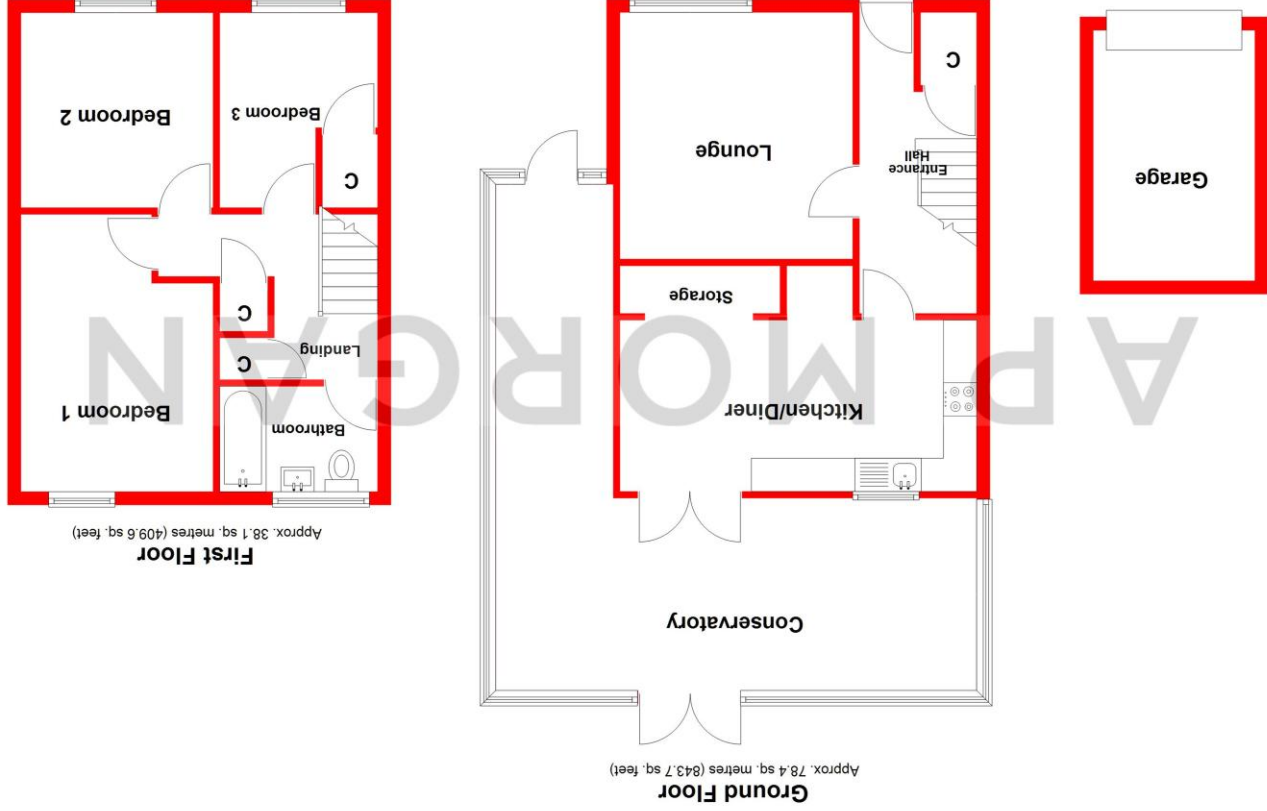
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Total area: approx. 116.4 sq. metres (1253.3 sq. feet)

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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