

**AP MORGAN**



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

**Features:**

- Two-bedroom bungalow
- Spacious lounge
- Kitchen/diner
- Main bedroom with laundry area
- Modern shower room
- Private south-facing garden
- Driveway & garage/storage
- Good storage throughout

**Description:**

This well-presented two-bedroom bungalow offers comfortable single-level living in a quiet and desirable setting, ideal for those seeking a low-maintenance home with excellent outdoor space.

The property features a bright and spacious lounge, providing a welcoming area for relaxation, alongside a well-appointed kitchen/diner with ample room for both cooking and entertaining. Two generously sized bedrooms are complemented by a modern shower room. Bedroom one also benefits from a dedicated laundry area, neatly incorporated to maximise practicality without compromising living space.

Additional storage is available throughout the home, enhancing its everyday functionality.

Externally, the property boasts a private, south-facing walled garden, enjoying an abundance of natural sunlight throughout the day. The garden is mainly laid to lawn with a patio seating area, creating an ideal space for outdoor dining and relaxation in a peaceful and enclosed setting.

To the front, a driveway provides off-road parking and leads to a garage, offering excellent storage solutions. Further storage areas add to the convenience of the property, making it well-suited to a variety of buyers.

Combining practicality, privacy, and a desirable orientation, this attractive bungalow presents a fantastic opportunity for those looking to downsize or enjoy easy, single-storey living.



**Details:**

**Hall**

**Kitchen/Diner** 16'6" x 9'2" (5.03m x 2.8m)

**Lounge** 20' x 10'6" (6.1m x 3.2m)

**Bedroom 1** 16'9" x 10'5" (5.1m x 3.18m) max dimensions

**Laundry Room** 5'2" x 5'9" (1.57m x 1.75m)

**Bedroom 2** 9'2" x 9'5" (2.8m x 2.87m)

**Shower Room** 6'5" x 6'4" (1.96m x 1.93m)

**Garage/Storage** 8'3" x 8'4" (2.51m x 2.54m)

**Utility/Store** 8'7" x 8'4" (2.62m x 2.54m)



**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.

## 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

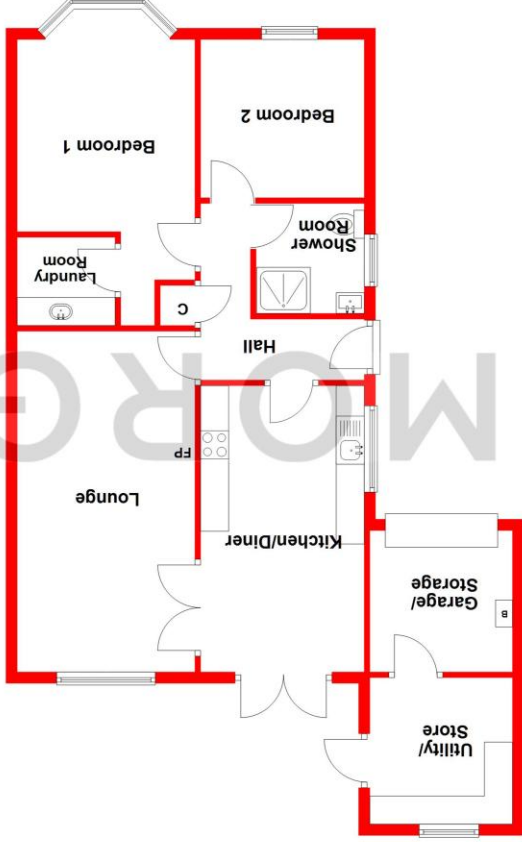
will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 +

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.

Ground Floor  
Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 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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