

AP MORGAN



Eldersfield Close, Church Hill North, Redditch
Offers in excess of £430,000

Features:

- Spacious detached property
- Four great sized bedrooms
- Generous lounge and dining spaces
- Well-fit kitchen with handy utility
- Downstairs WC, en-suite and family bathroom
- Fantastic rear garden
- Large driveway and double garage
- Ideal sought-after location

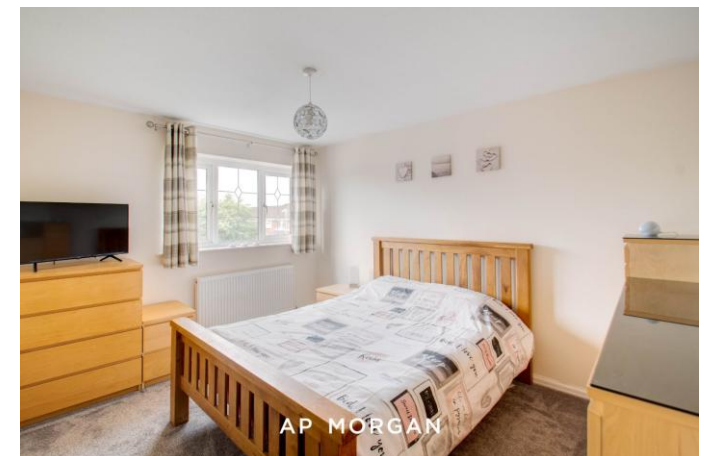
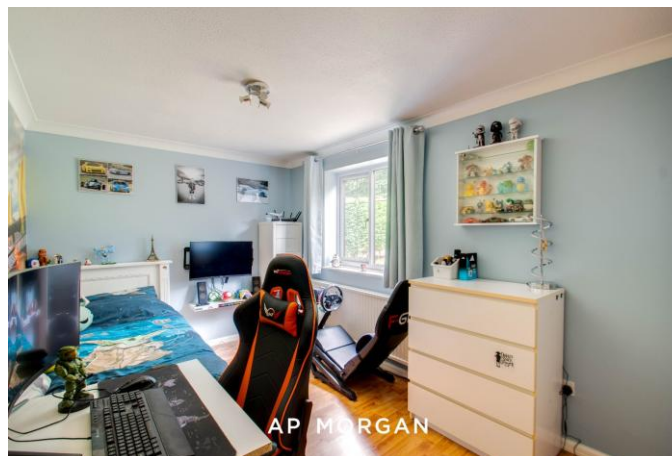
Description:

Welcoming you to this well-presented detached family home, offering four spacious bedrooms, a generous lounge, a well-fitted kitchen with utility room, a fantastic rear garden, and the benefit of a large driveway with a double garage, situated in a quiet cul-de-sac location in Church Hill North, Redditch.

On arrival, the property presents an extensive driveway suitable for multiple vehicles, both at the front of the property and to the left of the double garage, offering additional parking or storage space. The driveway is bordered by hedges and shrubbery, adding privacy to the frontage.

Upon entry, you are welcomed into the porch, which leads into the entrance hall. Straight ahead is a WC/utility room fitted with a toilet, wash basin, countertop space, and room beneath for freestanding appliances. The main hallway extends to the right and incorporates the staircase rising to the first floor. The lounge is the first reception room you encounter, providing a generous space for relaxation and family entertainment, with a door opening onto the rear garden. Opposite the lounge is the kitchen, well equipped with ample storage and worktop space, an integrated dishwasher, a double oven, and an induction hob with extractor hood. The kitchen also provides access to the utility room, which offers additional worktop and storage space, along with a door leading to the rear garden. At the end of the hallway is the dining room, another excellent space for family meals, entertaining, and hosting guests.

The first floor comprises a landing with a useful storage cupboard, leading to the principal bedroom, a generous double room fitted with an en-suite comprising a toilet, wash basin, and shower cubicle. Bedroom two is another spacious double with ample room for storage furniture, while bedrooms three and four are both well-proportioned single rooms, with bedroom four benefiting from a built-in storage cupboard. The family bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.



The property further benefits from a partially boarded loft, brand-new garage doors, internet wiring to each room, and a new boiler and heating system installed in August 2025.

Well positioned in the sought-after area of Church Hill North, the property is ideally located for local shops, a post office, parks, open fields, and bus routes. A short drive provides access to Beoley Village, with its community facilities and well-regarded school. Redditch Town Centre is also just a short journey away, offering an array of shops, restaurants, bars, and a cinema, together with local bus and railway stations.

Details:

Porch

Entrance Hall

Lounge 21'5" x 11'3" (6.53m x 3.43m)

Kitchen 12'2" x 7'6" (3.7m x 2.29m)

Utility Room 5'3" x 6'5" (1.6m x 1.96m)

Dining Room 8'10" x 15'9" (2.7m x 4.8m)

WC/Utility 4'11" x 5'3" (1.5m x 1.6m)

Double Garage 17'2" x 16'7" (5.23m x 5.05m)

Landing

Master Bedroom 12'6" x 10'1" (3.8m x 3.07m) Both Max

En-suite 6'8" x 5'2" (2.03m x 1.57m)

Bedroom Two 12'7" x 8'5" (3.84m x 2.57m) Both Max

Bedroom Three 8'8" x 9'2" (2.64m x 2.8m)

Bedroom Four 8'8" x 7'7" (2.64m x 2.3m)

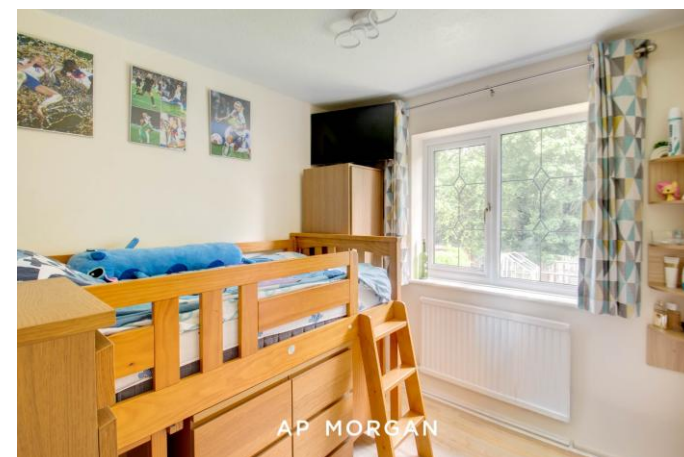
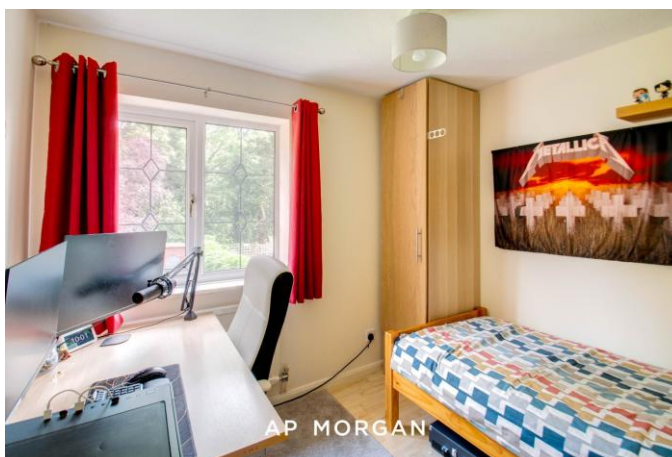
Bathroom 5'6" x 7'2" (1.68m x 2.18m)

EPC Rating: D

Council Tax Band: E (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?

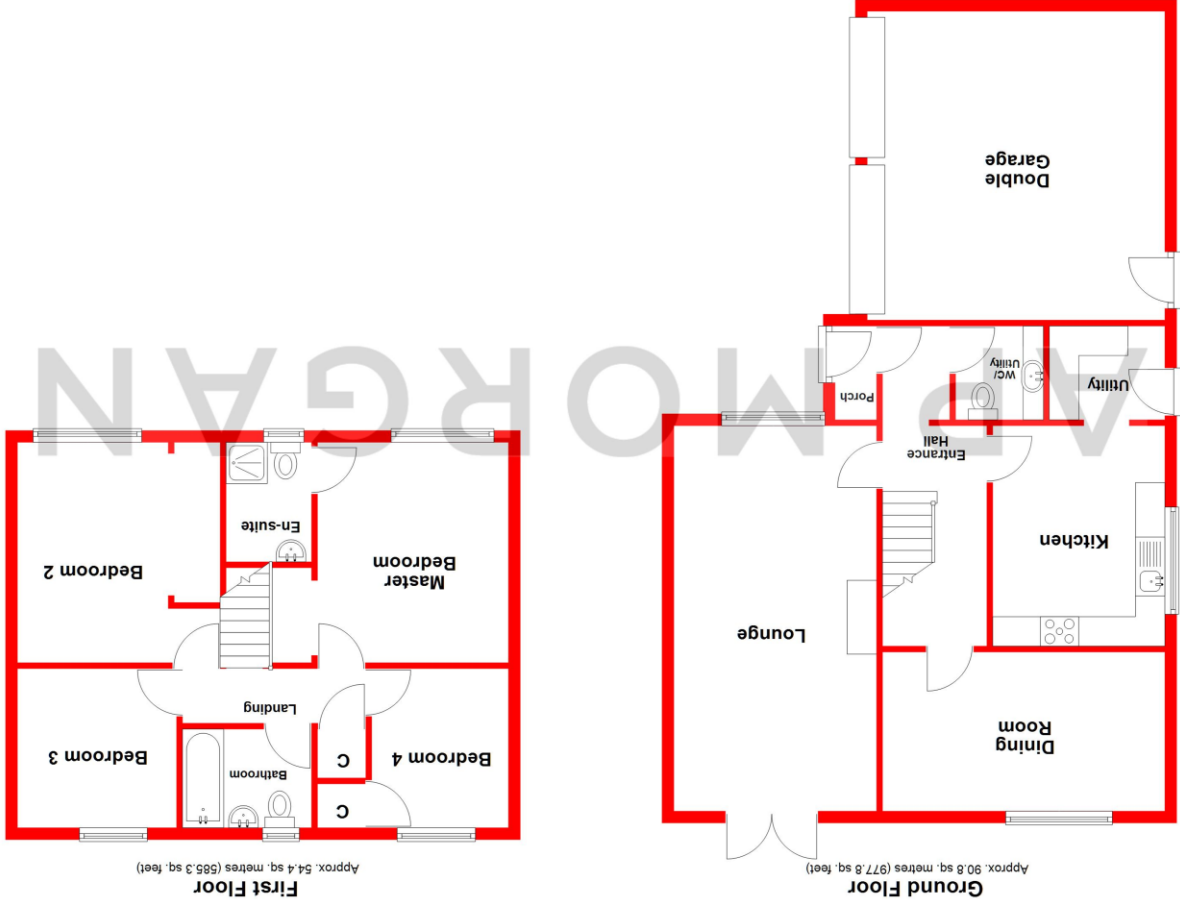
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Total area: approx. 145.2 sq. metres (1563.1 sq. feet)

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Plan produced using Planip.

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