

AP MORGAN



Eldersfield Close, Church Hill North, Redditch
Offers in excess of £420,000

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 and an exposed chimney breast, currently covered up but still with the facilities to convert back. 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)

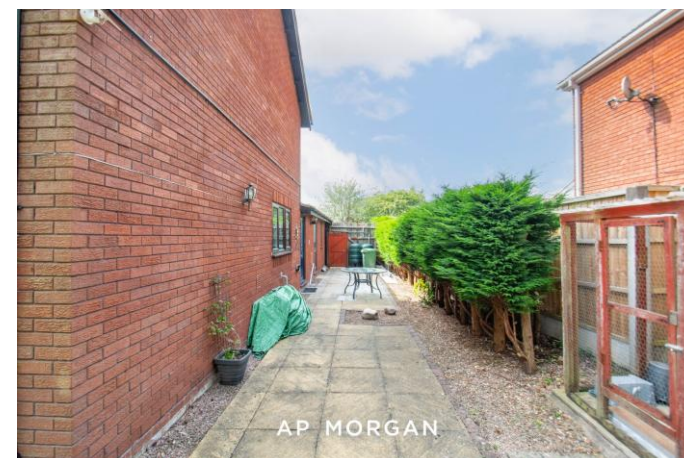
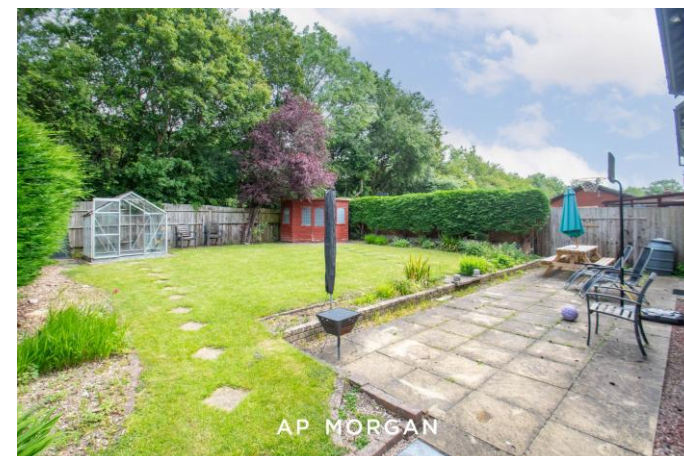
Bathroom 5'6" x 7'2" (1.68m x 2.18m)

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

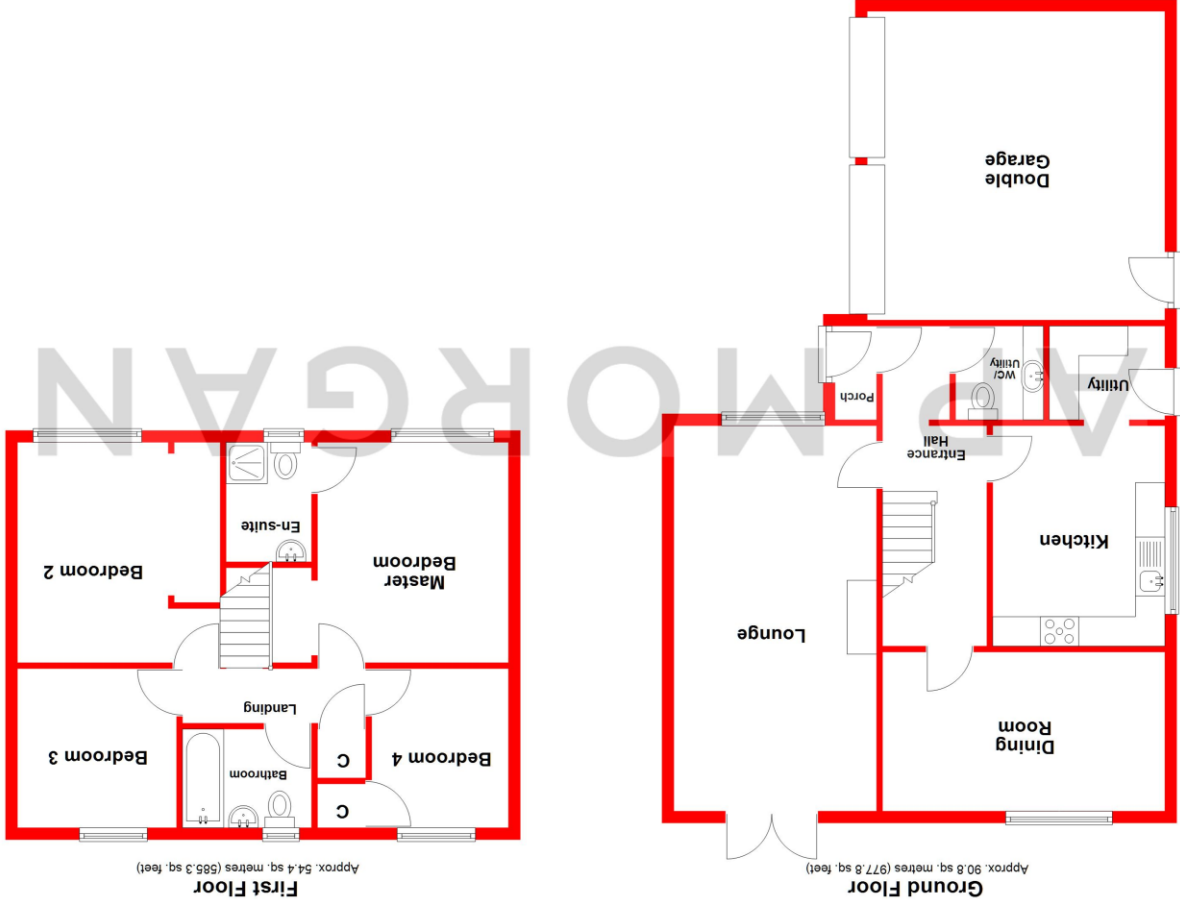
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 145.2 sq. metres (1563.1 sq. feet)

Whilst every attempt is taken 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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.