

**AP MORGAN**



**Goosehill Close, Matchborough East, Redditch**  
Offers in excess of £260,000

### Features:

- Well-presented semi-detached property
- Two bedrooms
- Generous lounge space
- Well-fitted modern kitchen
- Fantastic sun-trap conservatory
- South facing, landscaped rear garden
- Three-car driveway
- Sought-after location

### Description:

Welcoming you to this well-presented semi-detached home offering two bedrooms, a spacious lounge, a well-fitted modern kitchen, a fantastic sun-trap conservatory, a great south-facing landscaped rear garden, and the benefits of a three-car driveway, situated in Matchborough East, Redditch.

Arriving into the quiet cul-de-sac, the property presents a large driveway suitable for three vehicles, with the entrance to the property on the left, a gate in the centre providing access to the rear garden, and a patch to the right covered in mature shrubbery and bushes, adding greenery to the frontage.

Upon entry, the ground floor leads directly into the lounge, a generous space ideal for comfort and entertainment, featuring a gas fireplace to the side and stairs rising to the first floor with a useful storage cupboard underneath. The lounge leads into the modern kitchen, fitted with ample storage and worktop space, with room for freestanding appliances, as well as a door leading into the fantastic conservatory. This great sun-trap provides additional relaxation space and benefits from a door leading onto the side patio, along with pull blinds fitted to both the windows and glazed roof.

The first floor leads onto the landing and into bedroom one, a double room with additional space for storage units, and bedroom two, a single room also offering storage space. The bathroom comprises a toilet, wash basin, and P-shaped bathtub with an overhead electric shower.

This property is equipped with electric heating throughout, while gas supplies the fireplace and gas hob. The loft is insulated, and there is potential to extend the property to the side, subject to the necessary permissions, creating additional living or bedroom space.



The south-facing landscaped rear garden opens onto a patio area at the side, with a shed to the right fully equipped with electricity and lighting, making it perfect for a home office space. Behind this is an additional area comprising two sheds, ideal for garden storage, with the larger shed also benefiting from electricity, and an outdoor tap positioned opposite. Back on the patio, you are presented with a rockery featuring mature shrubbery and a waterfall feature, alongside ample space for outdoor furniture and dining. The rear garden is arranged over two tiers, with steps leading down to the lower tier offering further patio space, low-maintenance artificial grass, another storage shed, and an apple tree, while a large hedge at the rear provides additional privacy.

Well placed in Matchborough East, the property is conveniently located for local shops and schools. Redditch Town Centre is only a short drive away and offers a wide range of amenities, including shops, restaurants, bars, and a cinema, along with local bus and train stations.

**Details:**

**Lounge** 12'9" x 12'9" (3.89m x 3.89m) Both Max

**Kitchen** 8'7" x 12'9" (2.62m x 3.89m)

**Conservatory** 9'5" x 12'7" (2.87m x 3.84m)

**Landing**

**Bedroom One** 10'10" x 12'9" (3.3m x 3.89m) Both Max

**Bedroom Two** 10'10" x 6'3" (3.3m x 1.9m) Both Max

**Bathroom** 5'7" x 6' (1.7m x 1.83m)

**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.



## 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?

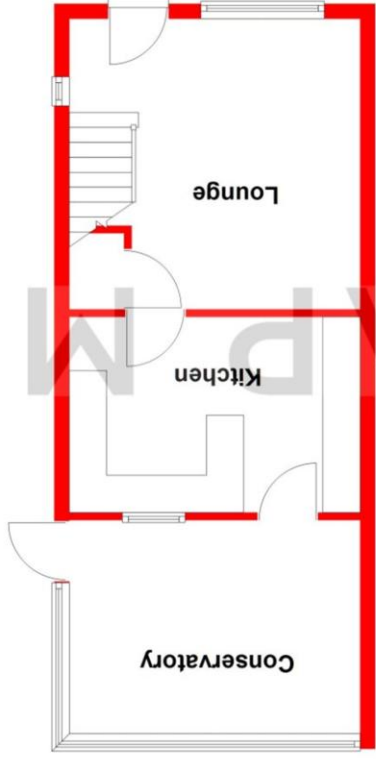
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

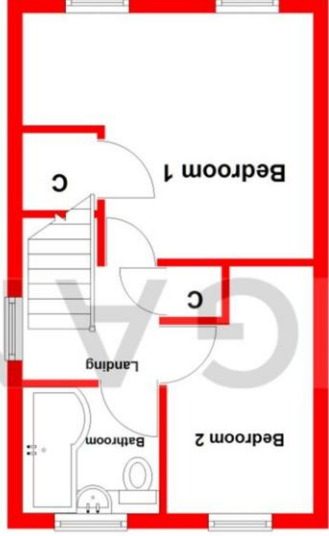
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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. 37.1 sq. metres (399.2 sq. feet)



First Floor  
Approx. 25.9 sq. metres (278.9 sq. feet)

Total area: approx. 63.0 sq. metres (678.0 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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