

AP MORGAN



Donnington Close, Church Hill, Redditch
Offers in excess of £250,000

Features:

- Three-bedroom semi-detached home in Church Hill, Redditch
- Downstairs WC created from part of the converted garage
- Kitchen extended into the former garage space, fully refitted
- Remaining garage space retained for handy storage
- Spacious driveway with room for multiple vehicles
- Generous, low maintenance rear garden with new fencing and gate
- Nearby cut-through access to Arrow Valley Park
- Five-minute drive to Redditch Town Centre, close to local supermarket and well-regarded schools

Description:

Tucked away in Church Hill, this one's ready for its next family to move straight in.

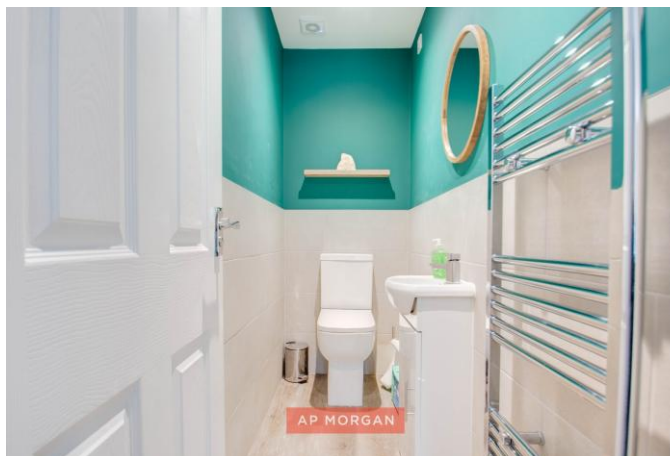
Set on a quiet close in Church Hill, Redditch, this three-bedroom semi-detached home has been thoughtfully reworked to suit modern family life. The garage has been cleverly split, with part of it extended into the kitchen and part converted into a handy downstairs WC, while the front section still gives you useful storage space. With a generous driveway, a good-sized garden, and a cut-through to Arrow Valley Park right on your doorstep, it's the kind of spot families settle into and stay.

We asked them what made them buy it...

"We extended the kitchen into part of the garage space, and it's made such a difference. Another part of the garage became a downstairs WC, which sounds like a small thing but it's genuinely so useful with kids around. We kept the front section of the garage too, so there's still plenty of storage. We also put in a new kitchen and replaced the fences and gate in the back garden, so it's all ready to go. There's nothing left to do, you can just move in and enjoy it."

Our agents say...

This is a home that's had all the hard decisions made for it already. The kitchen extension and downstairs WC are the standout changes here, turning a standard semi into a genuinely practical family layout. The lounge/diner gives you a proper social space to spread out in, and with a new kitchen already in place, you're getting real value from day one.



Location-wise, it's hard to beat. You're on a peaceful road, just five minutes from Redditch Town Centre, close to well-regarded schools, and with Arrow Valley Park practically on the doorstep for weekend walks or letting the kids burn off energy. This one ticks the boxes for first-time buyers and growing families alike.

Fancy a look round? Get in touch with the team at AP Morgan and we'll get you booked in.

Details:

Hall

Lounge/Diner 14'8" x 15'7" (4.47m x 4.75m)

Kitchen 11'7" x 12'3" (3.53m x 3.73m) Both Max

WC

Garage 6'10" x 8'2" (2.08m x 2.5m)

Landing

Bedroom One 13'4" x 9'1" (4.06m x 2.77m)

Bedroom Two 11'7" x 9'2" (3.53m x 2.8m)

Bedroom Three 8'5" x 6'2" (2.57m x 1.88m)

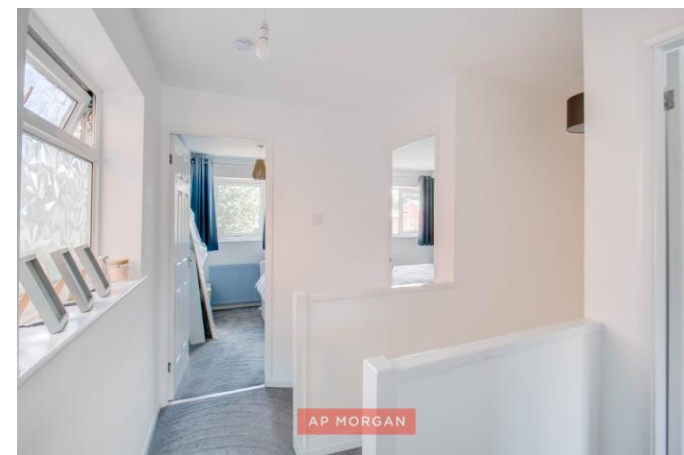
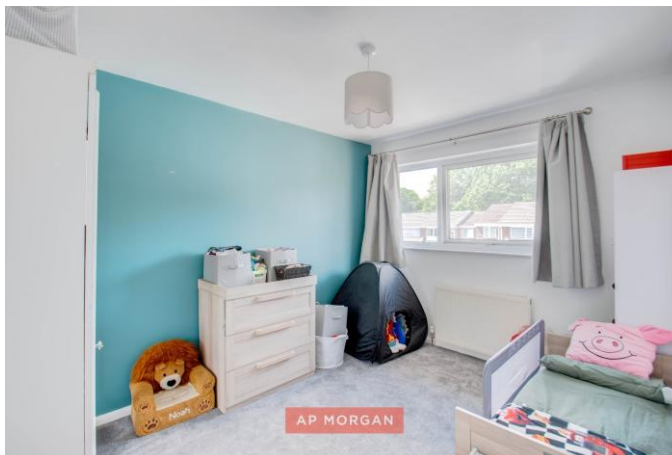
Bathroom 8' x 6'1" (2.44m x 1.85m)

EPC Rating: C

Council Tax Band: C (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

Property to sell?

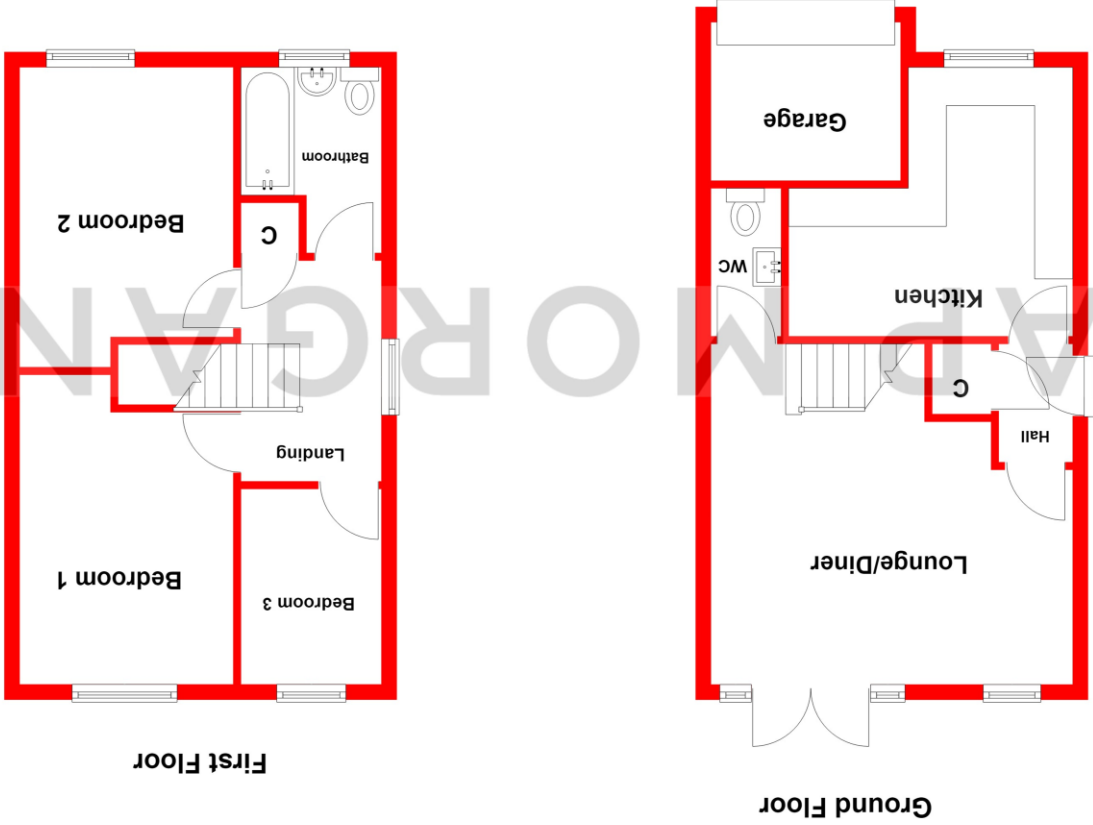
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 78.0 sq. metres (839.4 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.

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.