

AP MORGAN



Eldersfield Close, Church Hill North, Redditch
Offers in excess of £450,000

Features:

- Well-presented detached bungalow
- Two double bedrooms
- Generous lounge space
- Modern open-plan kitchen diner
- Handy utility space
- Large rear garden
- Multi-car driveway and double garage
- Highly sought-after location

Description:

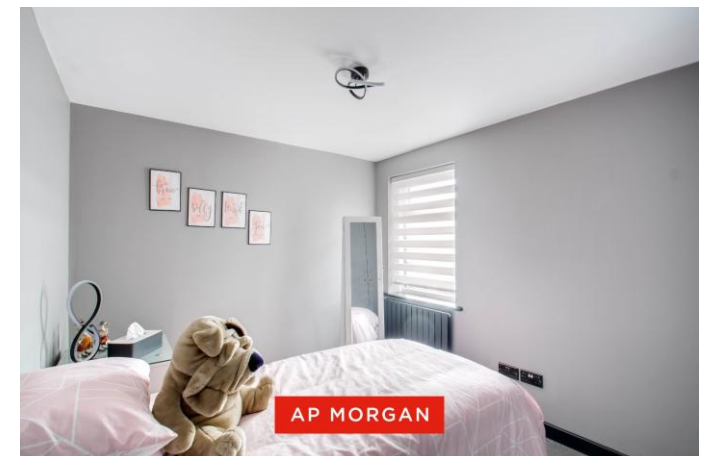
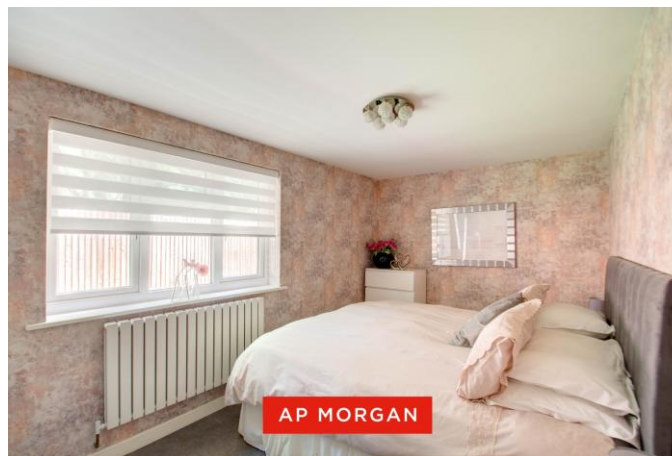
Welcoming you to this well-presented detached bungalow situated in Church Hill North, offering two spacious double bedrooms, a generous lounge, a well-fitted open-plan kitchen/diner, a great rear garden, and the added benefits of a large driveway and double garage.

On arrival, the property is positioned in the corner of a quiet cul-de-sac and is initially presented with a large driveway suitable for four to five cars, as well as a double garage to the right, offering space for two additional vehicles or ideal use for storage.

On entry, the property leads into the entrance hall, which offers ideal space for coat and shoe storage. The lounge is positioned to the left, providing a comfortable and inviting living space, complete with a bay window to the front allowing plenty of natural light to flow through. At the end of the hall is the open-plan kitchen/diner, fitted with ample storage and worktop space, an integrated double oven, space for freestanding appliances, a five-burner gas hob with extractor hood, and room for a family dining table. The kitchen/diner also leads into a handy utility space fitted with additional worktop and cupboard space, with room for appliances underneath and a door leading back into the hallway, providing access to the remaining accommodation.

The property benefits from an extension which has already been started by the current vendor but will remain unfinished. The property has been priced to reflect this. Importantly, the extension is separated from the main residence by French doors, meaning there is no impact on the existing living accommodation. The extension currently requires completion works, including the installation of windows and doors, roofing, and full internal fitting and finishing.

Leading on from the utility room and hallway are the bedrooms. Bedroom one is a generous double with space for storage units, while bedroom two is another double with fitted wardrobes, offering excellent storage efficiency.



Round the corner from the bedrooms is a section of the hallway fit with multiple wardrobes along the hall with the five-piece bathroom opposite, comprising a toilet, wash basin with under-sink storage, bidet, shower cubicle, and bathtub.

The rear garden leads onto a pathway wrapping around the property to the right, with the unfinished extension to the left, followed by a great lawn space bordered by trees and shrubbery, providing additional privacy to the rear. To the side of the property is a patio area with a pergola in the corner, ideal for outdoor furniture, dining, and entertaining.

Well positioned in the sought-after area of Church Hill North, the property is ideally located for local shops, a post office, parks and 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, boasting an assortment of shops, restaurants, bars, and a cinema, along with local bus and railway stations.

Details:

Hall

Lounge 11'2" x 15'9" (3.4m x 4.8m)

Kitchen/Diner 12'7" x 21'9" (3.84m x 6.63m)

Utility Room 13'7" x 5'10" (4.14m x 1.78m)

Bedroom One 14'2" x 8'5" (4.32m x 2.57m)

Bedroom Two 10'11" x 8'10" (3.33m x 2.7m)

Bathroom 6'11" x 10'11" (2.1m x 3.33m)

Double Garage 15'5" x 17'2" (4.7m x 5.23m)

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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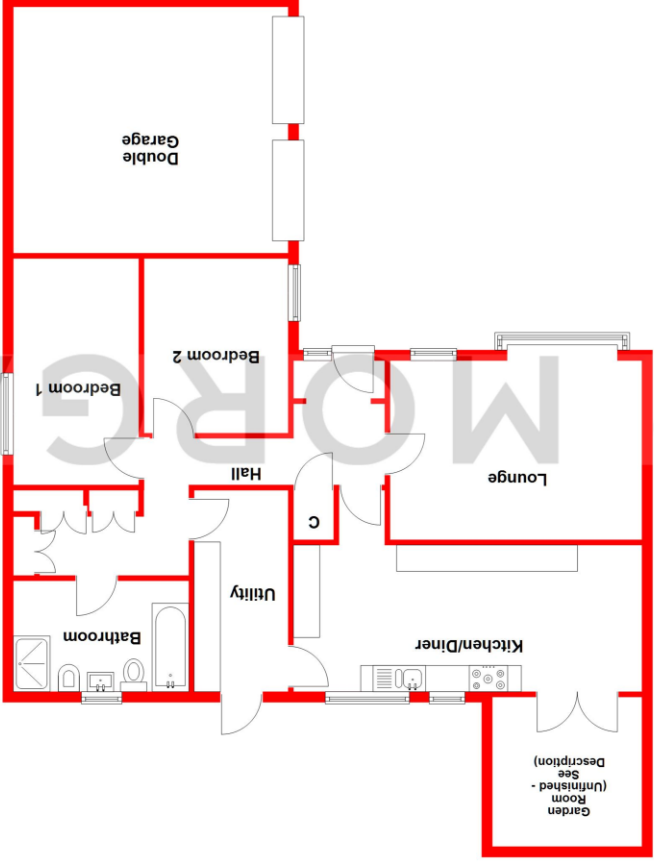
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cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to

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. 120.4 sq metres (1295.4 sq. feet)

Total area: approx. 120.4 sq. metres (1295.4 sq. feet)
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms, and 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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