

AP MORGAN



Eldersfield Close, Church Hill North, Redditch
Offers in excess of £350,000

Features:

- ****OFFERED WITH NO ONWARD CHAIN****
- Well-presented detached bungalow
- Three generous sized bedrooms
- Spacious lounge space
- Well-fit kitchen/diner
- Fantastic conservatory
- Great rear garden
- Multi-car driveway and single garage

Description:

Welcoming you to this chain-free, spacious detached bungalow offering three generously sized bedrooms, a generous lounge, a well-equipped kitchen/diner, a fantastic conservatory, and the benefits of a large driveway and single garage, situated in Church Hill North, Redditch.

On arrival, the bungalow is positioned in a quiet cul-de-sac within a great neighbourhood. It boasts a large driveway at the front suitable for multiple vehicles, with access to the single garage on the right, ideal for additional parking or storage space. The entrance is located to the left, with mature shrubbery in between and a lawn to the side adding greenery to the frontage.

Upon entering, the bungalow welcomes you into the entrance hall, with the lounge situated on the right, offering a great space for comfort and relaxation. It features an electric fireplace surrounded by exposed brick and a bay window allowing plenty of natural light to flow through. At the end of the hallway is the kitchen/diner, fitted with ample storage and worktop space, an integrated double oven, a five-burner gas hob with extractor hood, a dishwasher, and an integrated fridge/freezer. There is also plenty of space for a family dining table and a door leading onto the rear patio. The kitchen/diner also leads through French doors into the conservatory, another fantastic space for relaxation, dining, and family entertainment, with sliding doors opening onto the rear garden.

Continuing back through the hallway leads to the bedrooms, with bedrooms one and two both being doubles, while bedroom three is a single. All bedrooms benefit from fitted sliding-door wardrobes, ideal for storage and space-saving. The bathrooms are located on the right-hand side of the hall, with the main bathroom comprising a toilet, wash basin, and walk-in shower, while the adjacent WC is fitted with a toilet and wash basin.



Exiting from the dining area, the rear garden opens onto a patio space, providing a great area for outdoor furniture and dining. A door allows access to the garage, and a path leads around the conservatory to the sliding doors. The remainder of the garden is laid to lawn, with bordering hedges and shrubbery adding additional privacy.

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, boasting an assortment of shops, restaurants, bars, and a cinema, along with local bus and railway stations.

Details:

Hall

Lounge 11'8" x 15'6" (3.56m x 4.72m)

Kitchen/Diner 9'6" x 21'8" (2.9m x 6.6m) Both Max

Conservatory 12' x 21'9" (3.66m x 6.63m) Both Max

Bedroom One 9'7" x 11'8" (2.92m x 3.56m)

Bedroom Two 11'7" x 8'9" (3.53m x 2.67m)

Bedroom Three 8'6" x 8'2" (2.6m x 2.5m)

Bathroom 9'5" x 5'6" (2.87m x 1.68m)

WC

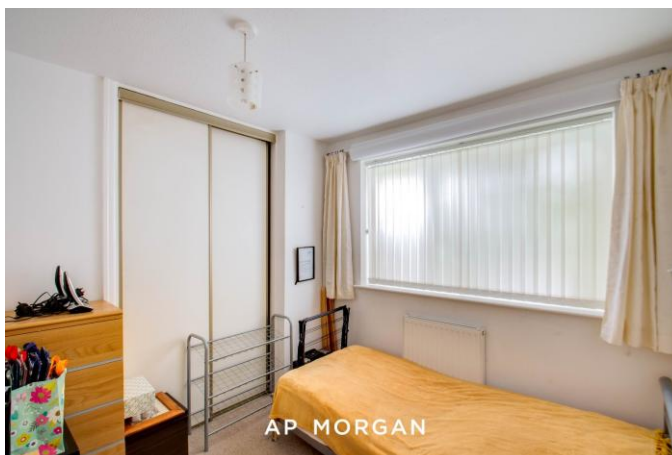
Garage

EPC Rating: To be confirmed

Council Tax Band: D (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?

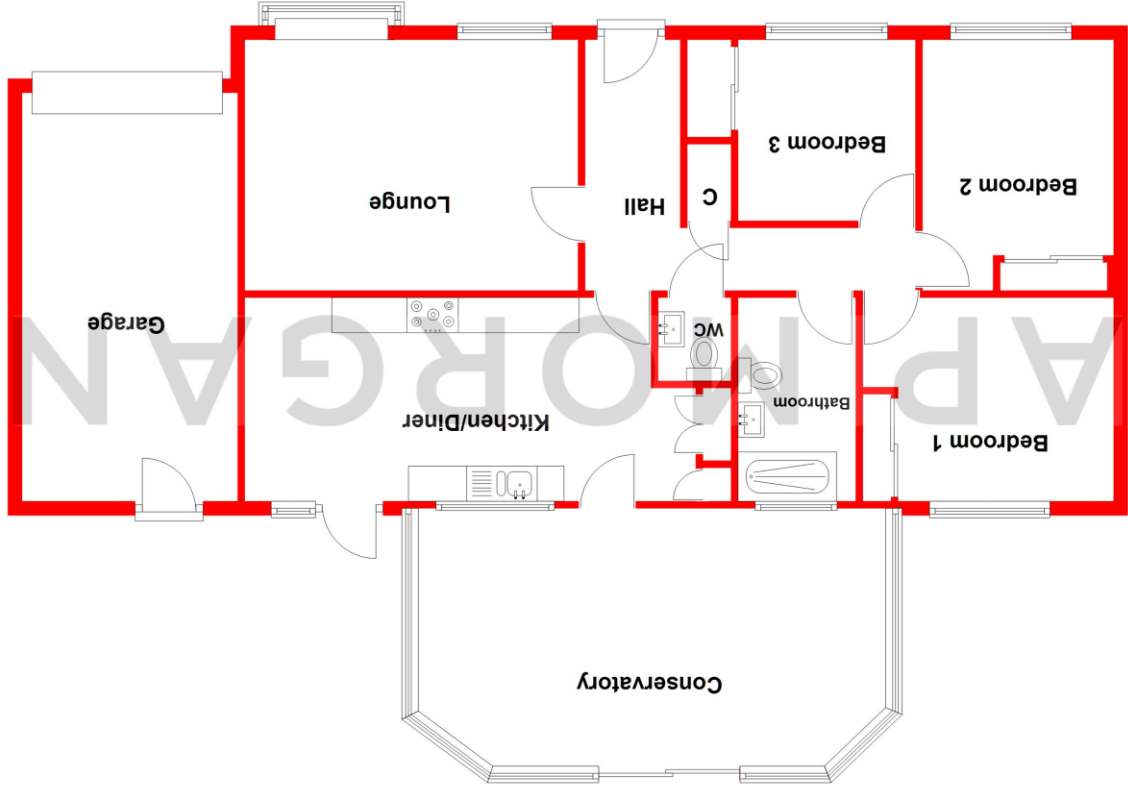
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Ground Floor

Approx. 123.2 sq. metres (1326.4 sq. feet)



Total area: approx. 123.2 sq. metres (1326.4 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.

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