

AP MORGAN



Home Meadow Lane, Church Hill North, Redditch
Offers in the region of £250,000

Features:

- Well-presented semi-detached home
- Two bedrooms
- Generous lounge space
- Well-fitted kitchen
- Family bathroom and downstairs WC
- Fantastic rear garden
- Single garage and driveway
- Sought-after residential location

Description:

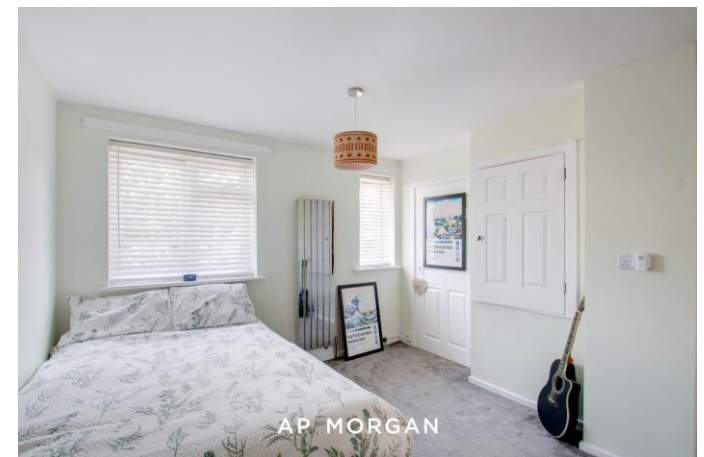
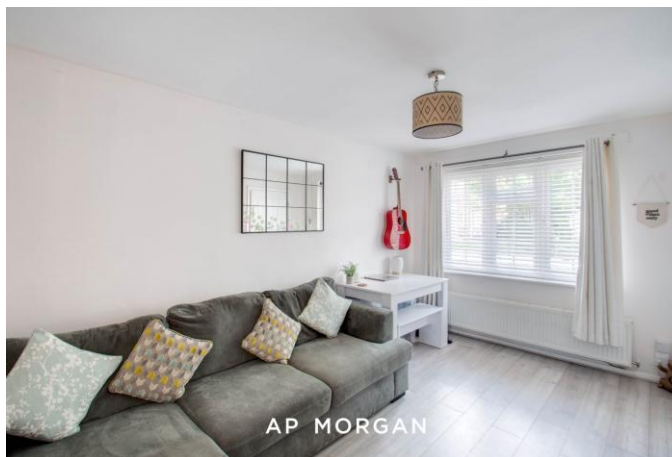
Introducing this well-presented semi-detached home offering two bedrooms, a generous lounge space, a well-fitted kitchen, a great rear garden, and the added benefits of a single garage and driveway, situated in Church Hill North, Redditch.

On arrival, the property presents a front driveway suitable for two vehicles, with access to the garage on the left, providing additional parking or storage space. The entrance to the property is situated to the side.

Upon entry, the ground floor welcomes you into the porch, leading into the entrance hall comprising stairs rising to the first floor. A door to the right leads into the lounge, which offers a great space for comfort and entertainment, with a large front-facing window allowing plenty of natural light to flow through.

The lounge also leads into the kitchen, fitted with ample storage and worktop space, with room for freestanding appliances. The kitchen also provides access to the WC, fitted with a toilet and wash basin, as well as a door leading into the garage for convenient access. The garage also provides a door leading onto the rear garden.

The first floor leads you across the landing to bedroom one, a generous double room with a fitted wardrobe and additional storage cupboard; bedroom two, a single room; and the bathroom, fitted with a toilet, wash basin, and bathtub with overhead shower.



The rear garden opens onto a patio, providing a great space for outdoor furniture and dining, with access to a shed for garden storage. The centre of the garden is laid to lawn, with an additional patio area near the top and a gravelled section at the rear, creating a versatile outdoor space.

Well placed in Church Hill North, the property offers easy access to local shops and well-regarded schools in Redditch, Alvechurch, and Beoley. Redditch Town Centre offers an assortment of amenities, including shops, a cinema, restaurants, and bus and train stations. National motorway links, including the M42 and M5, are also easily accessible.

Details:

Porch

Entrance Hall

Lounge 13'9" x 9'11" (4.2m x 3.02m) Both Max

Kitchen 7'8" x 13'3" (2.34m x 4.04m)

WC

Garage 22'2" x 7' (6.76m x 2.13m)

Landing

Bedroom One 12'2" x 10'2" (3.7m x 3.1m)

Bedroom Two 9'4" x 7'1" (2.84m x 2.16m)

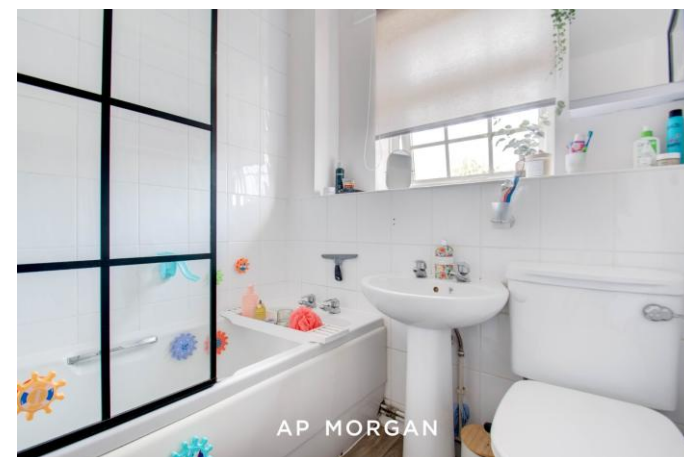
Bathroom 6'2" x 5'11" (1.88m x 1.8m)

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?

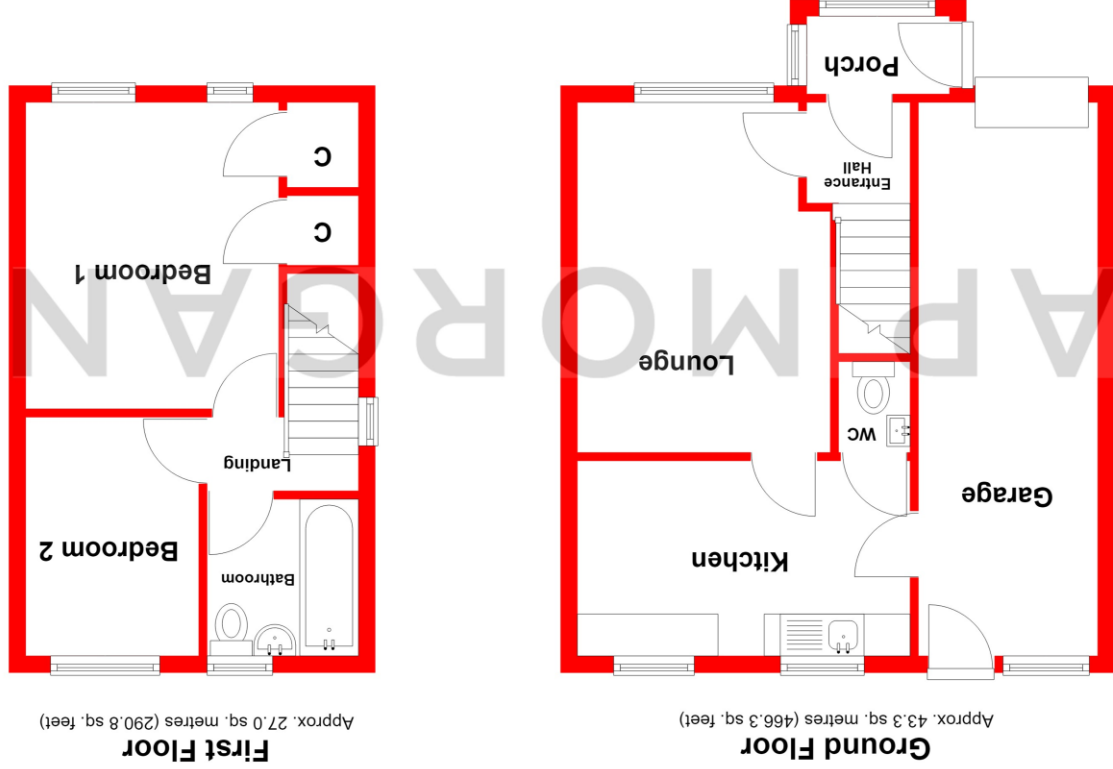
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 70.3 sq. metres (757.2 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 shown 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 authority to give 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.