

AP MORGAN



Northleach Close, Church Hill, Redditch
Asking Price £210,000

Features:

- Three-bedroom end of terrace home
- Kitchen/diner with space for family dining and integrated oven, dishwasher and washing machine
- Bright, spacious lounge with direct access to the rear garden
- Two double bedrooms plus a third suitable as single, office or nursery
- Family bathroom with P-shaped bath
- Under-stairs and landing storage throughout
- Private rear garden with side access via gated path
- Walking distance to Church Hill Middle School (rated Good by Ofsted) and Moons Moat First School

Description:

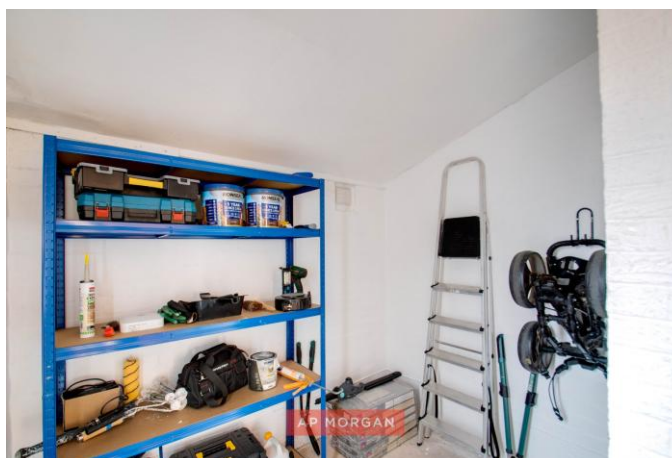
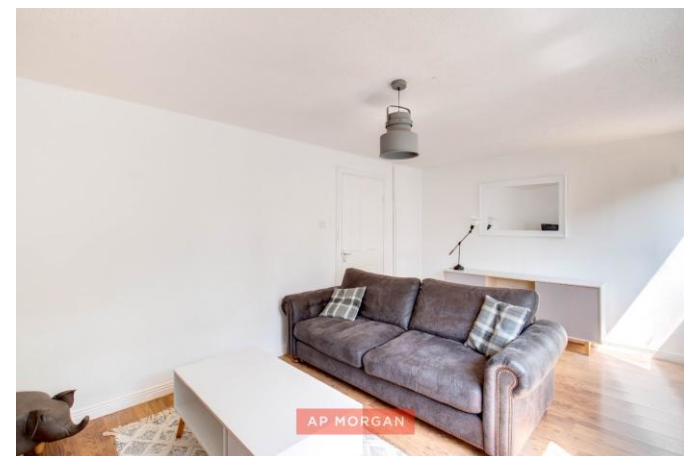
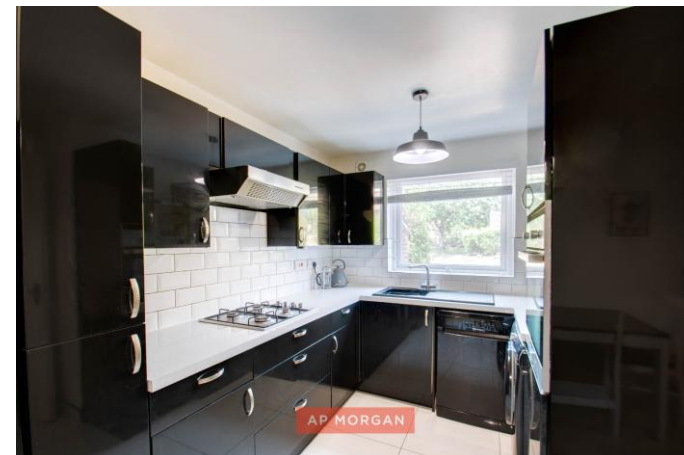
Church Hill address. Walking distance to two well-regarded schools. A three-bedroom terrace that earns its place on your shortlist.

Step through the porch and into an entrance hall that sets the tone, with stairs rising ahead and useful room for storage tucked beneath them. To the right, the kitchen/diner gives you space for a proper family dining table alongside a well-equipped kitchen, fitted with plenty of storage and integrated oven, dishwasher and washing machine. Straight ahead, the lounge is bright and spacious, with a door opening directly onto the rear garden, so summer evenings are never far away.

Upstairs, the landing includes a large storage cupboard, useful for anything from coats to Christmas decorations. Bedroom one is a spacious double, bedroom two a further double, and bedroom three works equally well as a single, home office or nursery. The family bathroom is fitted with a P-shaped bath, giving you the option of both bath and shower.

Outside, the rear garden is mainly laid to lawn and enclosed by fencing, with shrubbery along the back for a bit of privacy. A side path leads to a gate, giving you separate access for bikes, bins or garden storage without cutting through the house.

Parking is on-street and communal, in keeping with the wider Church Hill North setting. If you're after a three-bedroom home with genuine living space and schools you can walk to, this one is worth putting on your list.



Northleach Close sits within Church Hill North, one of Redditch's most established residential areas. Day to day essentials are close by at Church Hill Centre on Tanhouse Lane, which includes a McColl's convenience store, post office, pharmacy, medical practice, hairdresser, dentist and a choice of takeaways. Families are well served for schooling, with Moons Moat First School approximately 0.38 miles away and Church Hill Middle School, rated Good by Ofsted, approximately 0.46 miles away. For wider shopping and leisure, Redditch town centre offers the Kingfisher Shopping Centre, and Arrow Valley Country Park provides green space for walking and family time. Redditch railway station is approximately 1.5 miles away, giving you a direct route into Birmingham and beyond.

Contact us to arrange a viewing.

Details:

Porch

Entrance Hall

Lounge 17'9" x 10'7" (5.4m x 3.23m)

Kitchen/Diner 11'2" x 15'8" (3.4m x 4.78m) Both Max

Ground Floor WC 2'11" x 5'10" (0.9m x 1.78m) Both Max

Landing

Bedroom One 11'1" x 13'5" (3.38m x 4.1m)

Bedroom Two 11'1" x 12'10" (3.38m x 3.9m)

Bedroom Three 6'4" x 9'10" (1.93m x 3m)

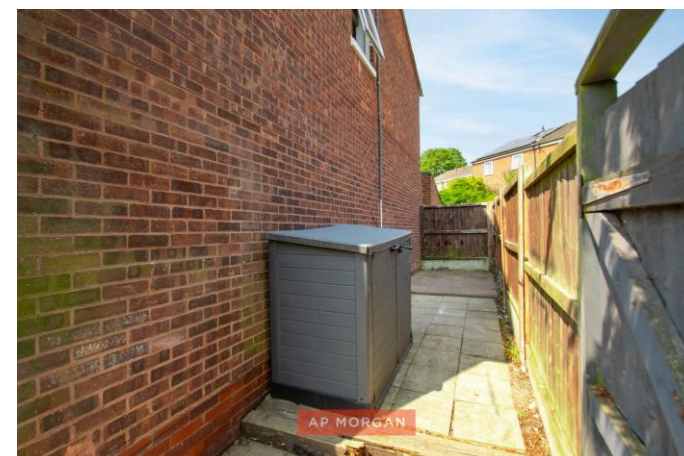
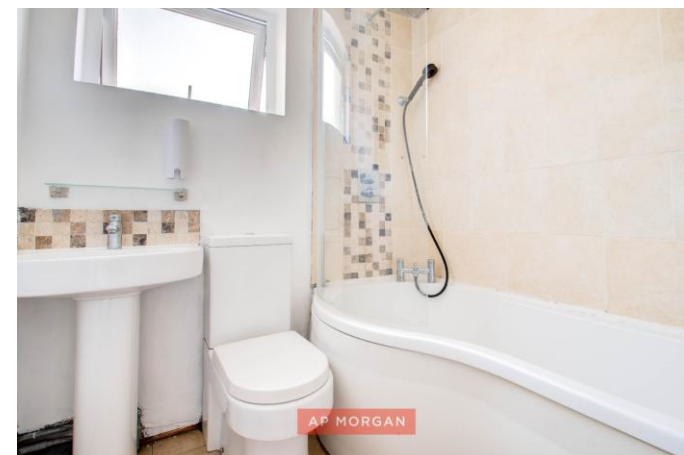
Bathroom 6'4" x 5'8" (1.93m x 1.73m)

EPC Rating: C

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 Wisser 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.wissermortgageadvice.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.

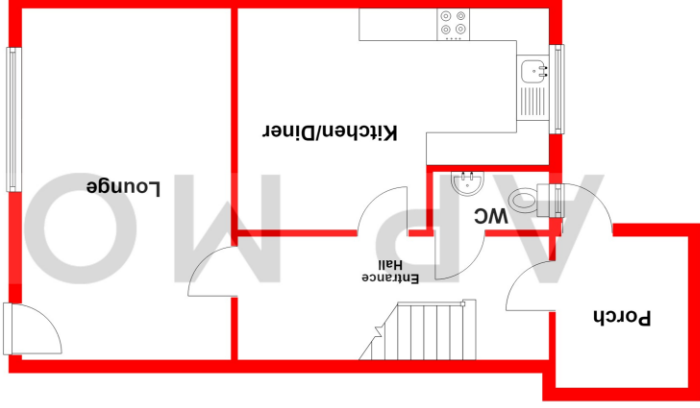
Need a solicitor?

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.

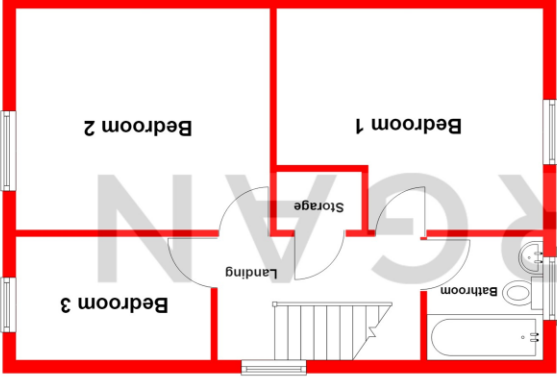
Identity Checks

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



First Floor



Total area: approx. 92.4 sq. metres (994.8 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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