

AP MORGAN



Kingscote Close, Church Hill North, Redditch
Asking Price £340,000

Features:

- Link detached home with three bedrooms and versatile office space offering a potential fourth
- Two double bedrooms with fitted storage cupboards
- Two bathrooms, one upstairs and one downstairs
- Spacious kitchen with island flowing into conservatory
- Separate utility space for extra practicality
- Generous lounge with bright bay window
- Tiered rear garden with low-maintenance artificial lawn
- Driveway parking plus nearby resident parking

Description:

Private drive, tiered garden, room to relax and work from home. This one ticks the boxes that matter.

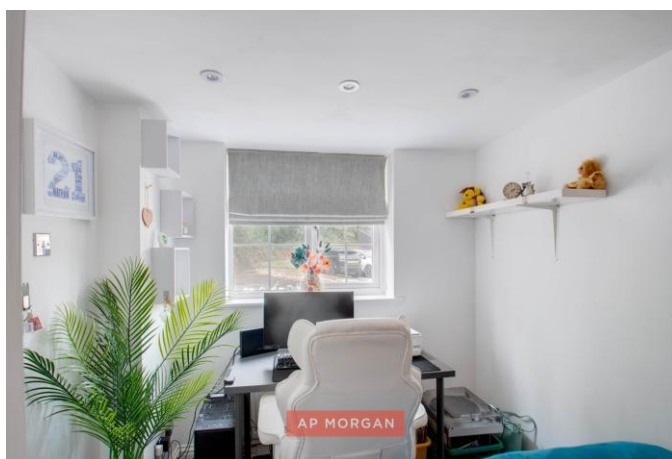
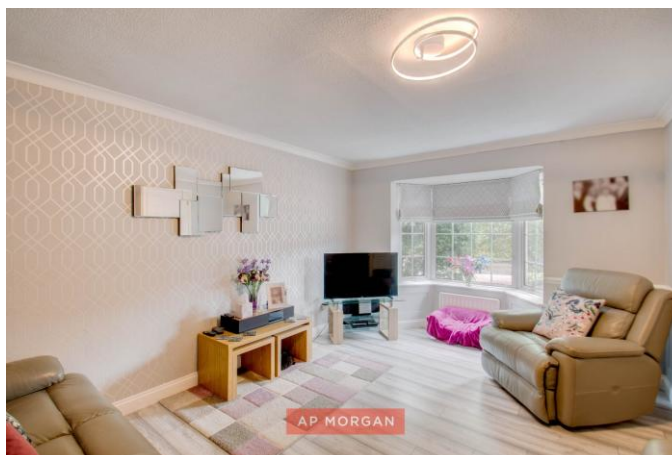
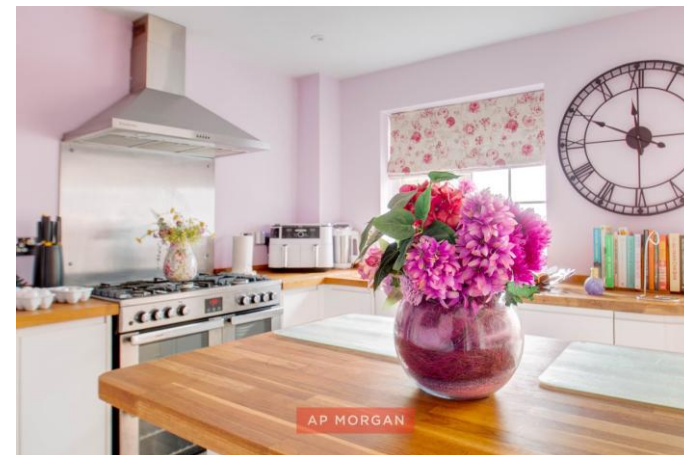
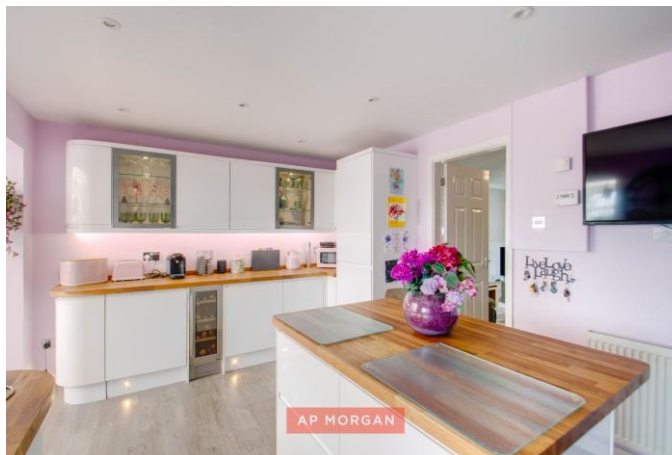
Tucked away in the ever-popular Church Hill North, this link detached home offers three to four bedrooms, including a genuinely useful and versatile office space offering the option of a fourth bedroom, and two well-placed bathrooms, one upstairs and one down. The kitchen is the heart of the home, opening through to a conservatory and utility area that just keeps giving you more room to spread out. Outside, a tiered rear garden with a low-maintenance artificial lawn at the bottom means more time relaxing and less time mowing.

Our agents say...

This is a home that grows with you. Two of the three bedrooms come with fitted storage, so there's no fighting for wardrobe space, and the third bedroom offering space for a single or nursery. That's the sort of flexibility families are crying out for right now.

The kitchen is a proper sociable space. The island invites people to gather round, and the flow through to the conservatory means you can move seamlessly from cooking to relaxing to al fresco dining without missing a beat. Add in the separate utility, and the laundry pile finally has somewhere to hide.

Out back, the tiered garden gives you distinct zones, whether that's a spot for morning coffee, a patch for the kids to play, or simply somewhere low-effort to enjoy on a Sunday afternoon. And with a driveway plus nearby resident and visitor parking, you won't be circling the block looking for a space.



Location-wise, this is about as sought-after as Redditch gets. Shops, road links, and transport connections are all close by, and the local schools are well regarded, so it's an easy yes for growing families.

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

Details:

Entrance Hall

Lounge 14'2" x 12'7" (4.32m x 3.84m) Both Max

Kitchen 10'8" x 15'9" (3.25m x 4.8m)

Conservatory 7'9" x 9'8" (2.36m x 2.95m)

Office 10'2" x 7'9" (3.1m x 2.36m) Both Max

Utility

Shower Room

Landing

Bedroom One 13'6" x 9'3" (4.11m x 2.82m)

Bedroom Two 9'7" x 9'2" (2.92m x 2.8m)

Bedroom Three 9'2" x 5'11" (2.8m x 1.8m)

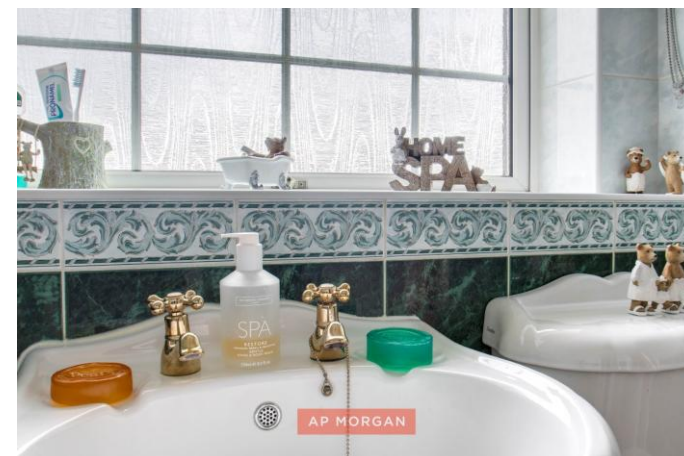
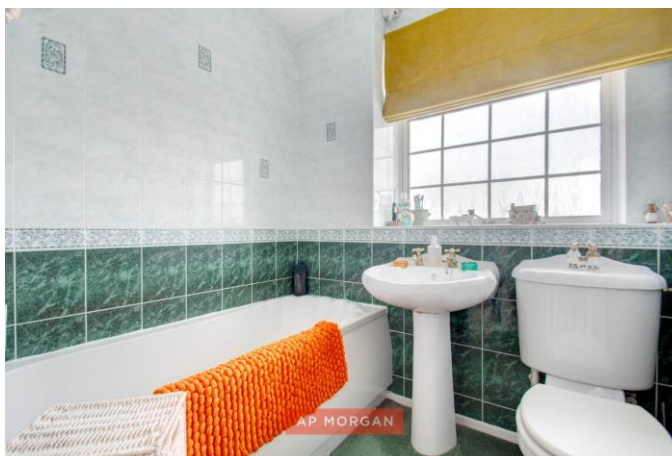
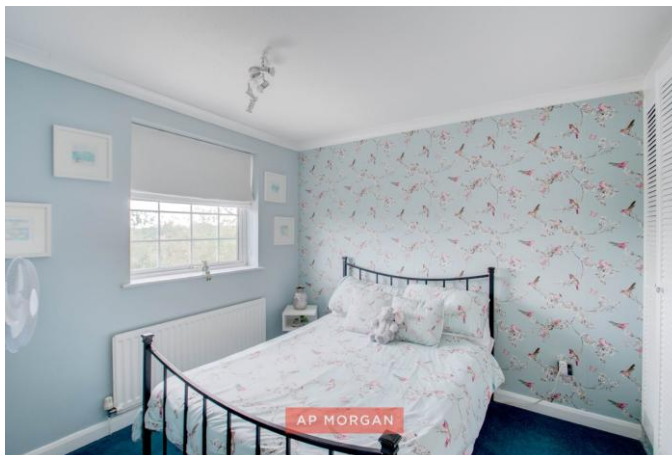
Bathroom 5'5" x 6'2" (1.65m x 1.88m)

EPC Rating: C

Council Tax Band: (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?

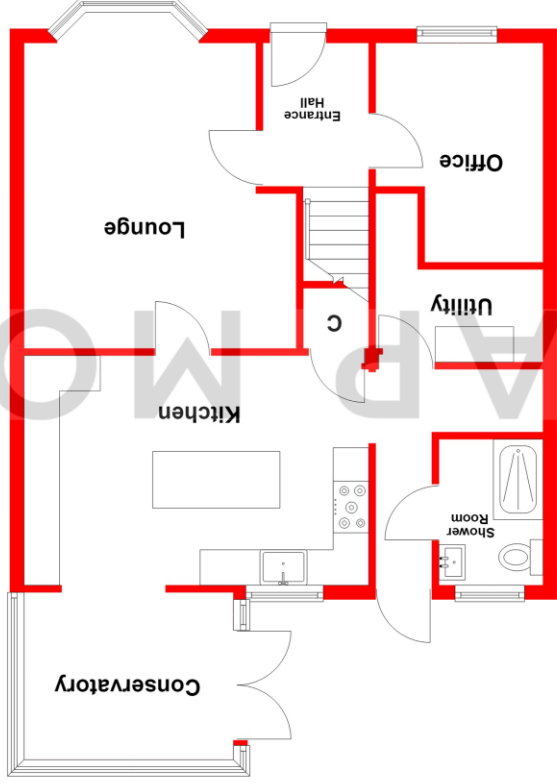
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

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Ground Floor



Total area: approx. 103.6 sq. metres (1114.8 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.

First Floor

