

AP MORGAN



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

Features:

- Link detached home with four bedrooms, the fourth also a great office space
- 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.

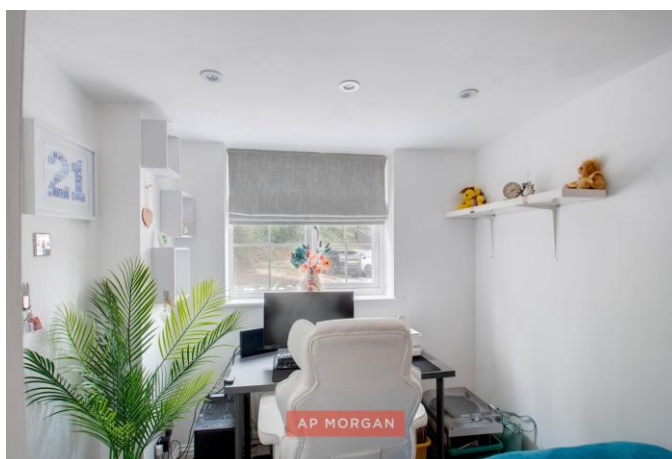
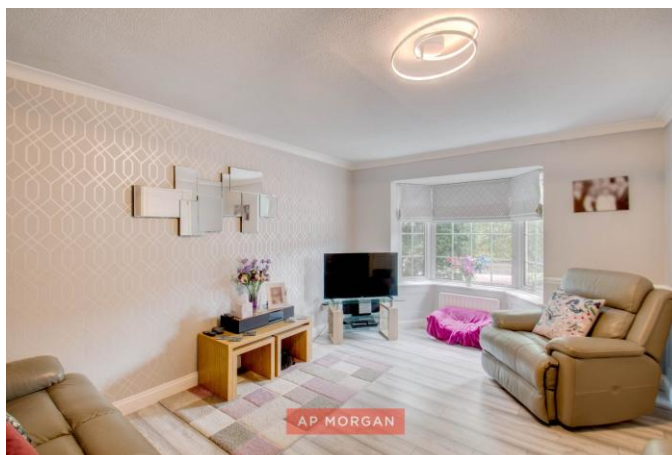
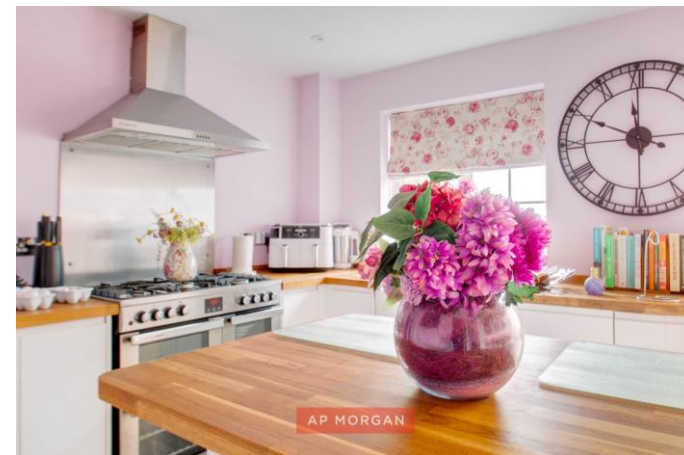
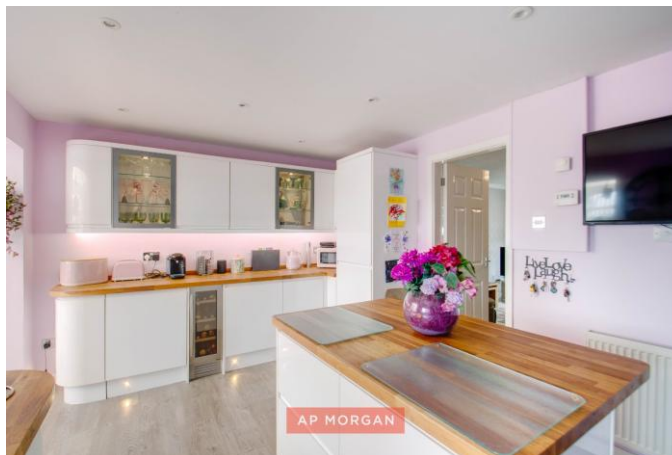
Tucked away in the ever-popular Church Hill North, this link detached home offers four bedrooms, and two well-placed bathrooms, one upstairs and one down. The kitchen is the heart of the home, opening through to a conservatory and utility area that just keeps giving you more room to spread out. Outside, 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)

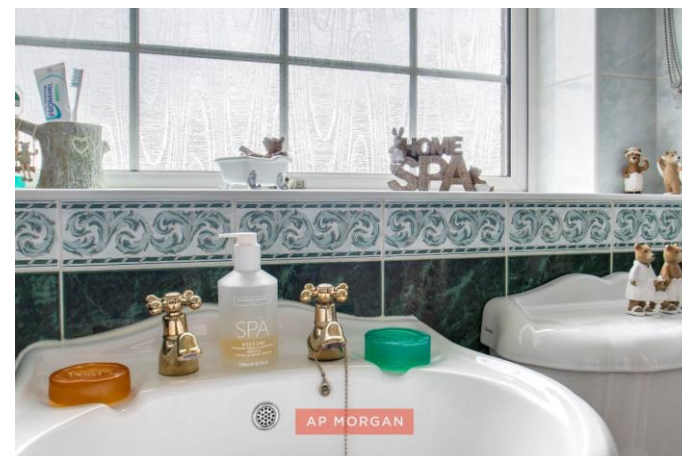
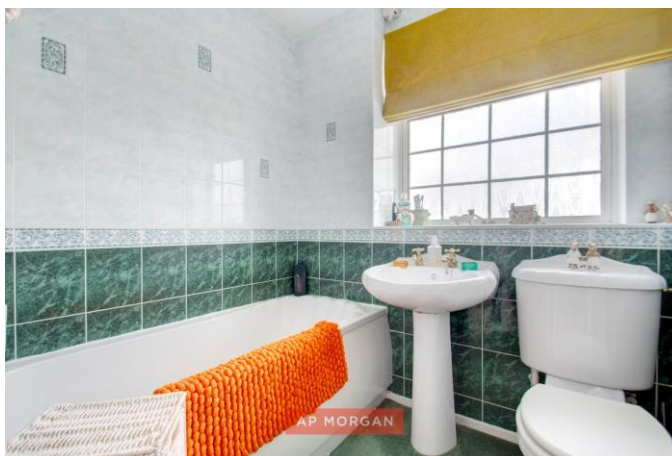
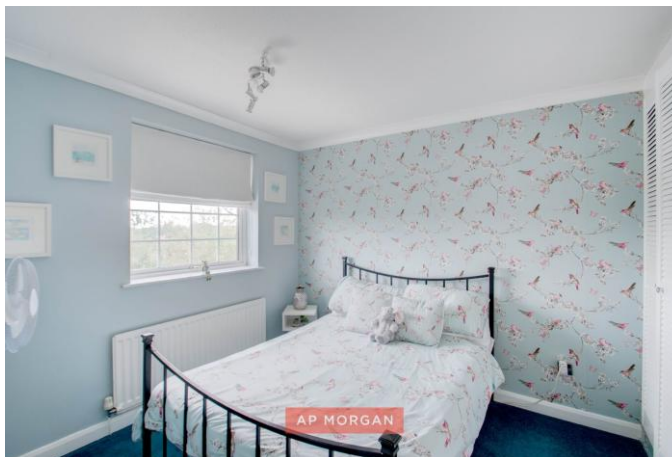
Bathroom 5'5" x 6'2" (1.65m x 1.88m)

EPC Rating: C

Council Tax Band: 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 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.

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.