

AP MORGAN



Moorgate Close, Church Hill North, Redditch
Offers in excess of £240,000

Features:

- Two bedrooms: one double, one single
- Driveway with additional garage, ideal for multiple vehicles or extra storage
- Spacious lounge with feature fireplace
- Well-fitted kitchen, ready to move straight in
- Generous rear garden, great for summer evenings or outdoor space
- Quiet, tucked away location in Church Hill North
- Popular with dog walkers, with great walking routes nearby
- Well maintained throughout, with issues resolved and cosmetic updates completed

Description:

Quiet, tucked away, and ready for its next chapter.

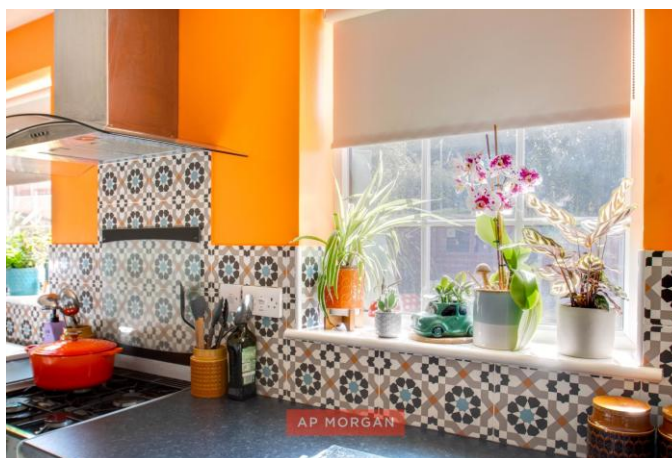
Some homes just have that settled feeling, and this one on Moorgate Close is a perfect example. Set in a peaceful corner of Church Hill North, Redditch, this semi-detached home offers two bedrooms, a driveway and garage, and a generous rear garden. It's the kind of spot that first-time buyers, couples, or people looking to start a family tend to fall for and never want to leave.

We asked them what made them buy it...

"The garage and driveway were the big selling point for me, I had multiple cars and needed the space. But it was the area that really sealed it. It's so quiet and peaceful, and there are some brilliant walking spots nearby if you've got a dog. It's a great location whether you're a first-time buyer, a couple, or looking to start a small family. Funnily enough, our old neighbours only moved to the next road across. That tells you everything about how much people love living here."

What about the house itself?

"I've been here for eleven years, and in that time we've sorted out any issues and kept everything in great working order. I've modernised it and changed things cosmetically too, so it's ready to just move into without any of the hassle. It's been a brilliant home for me."



Our agents say...

This one ticks a lot of boxes. The lounge is spacious and centres around a real feature fireplace, the kind of thing that makes a room feel like a home rather than just a space. The kitchen is well-fitted and ready to go. And with a driveway plus garage, parking is never going to be a problem here, whether that's for extra parking or for turning the garage into extra storage or a work-from-home space.

It's tucked away in a genuinely quiet part of Church Hill North, and it's easy to see why people who move here tend to stick around. Perfect for first-time buyers or a couple starting out, and with a garden that's ready for summer evenings and long walks nearby, it's got the lifestyle as well as the location.

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

Details:

Entrance Hall

Lounge 13'8" x 9'11" (4.17m x 3.02m) Both Max

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

Garage 18'11" x 7'11" (5.77m x 2.41m)

Landing

Bedroom One 11'11" x 13'5" (3.63m x 4.1m) Both Max

Bedroom Two 9'5" x 7'1" (2.87m x 2.16m)

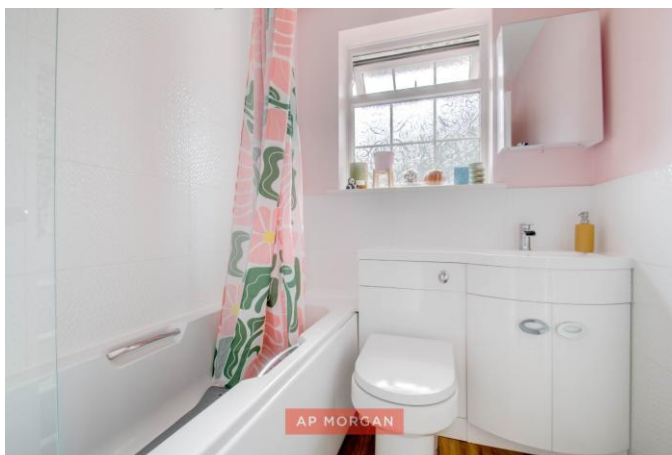
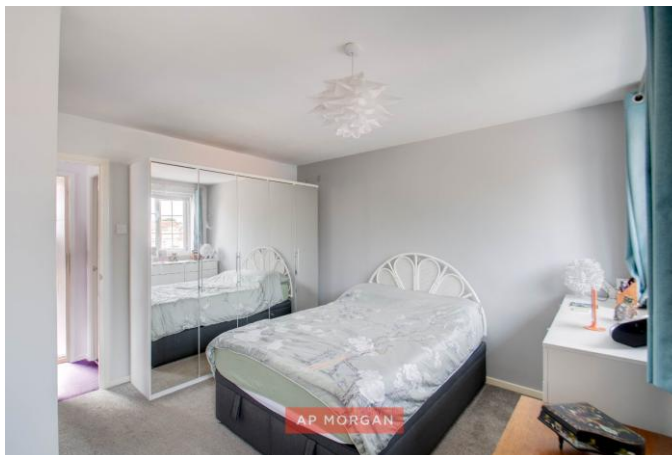
Bathroom 6'2" x 6'2" (1.88m x 1.88m)

EPC Rating: D

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?

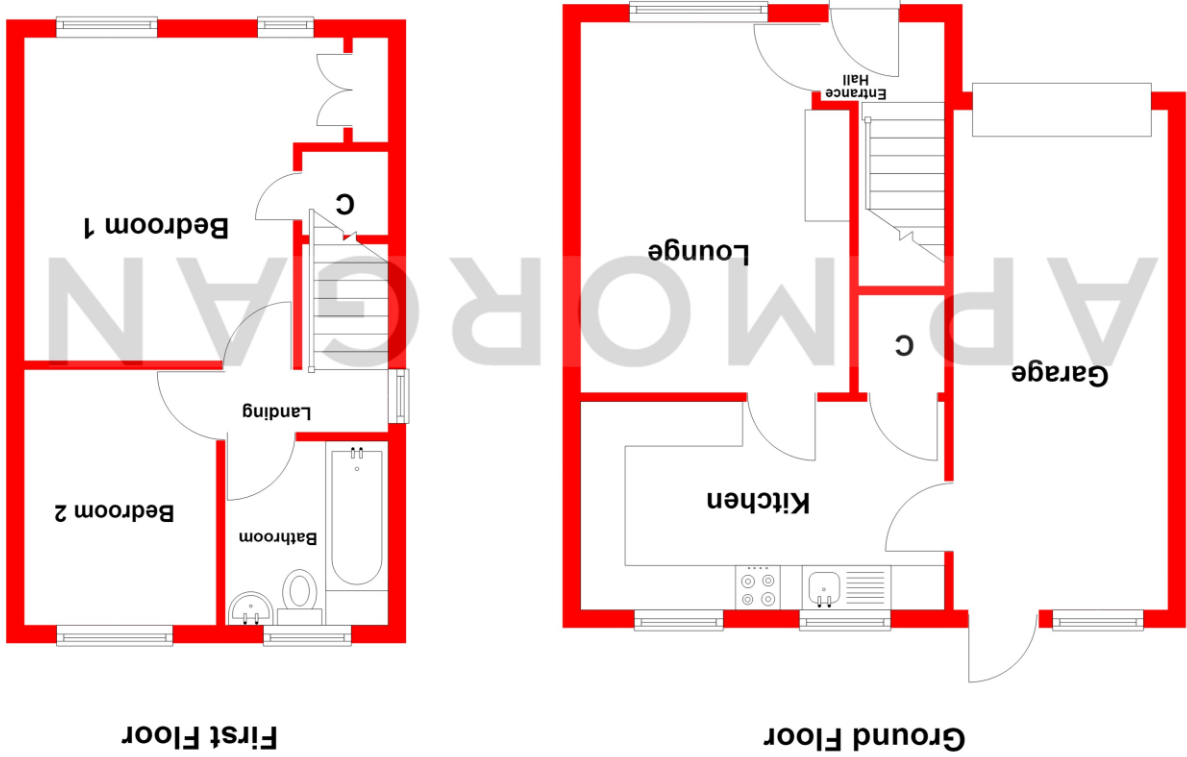
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

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 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.