

**AP MORGAN**



**Oldbury Close, Church Hill North, Redditch**  
Asking Price £275,000



**Features:**

- Three-bedroom end terrace
- Quiet cul-de sac location
- Spacious lounge
- Kitchen with utility room
- Ground floor shower room
- First floor family bathroom
- Private rear garden
- Detached garage

**Description:**

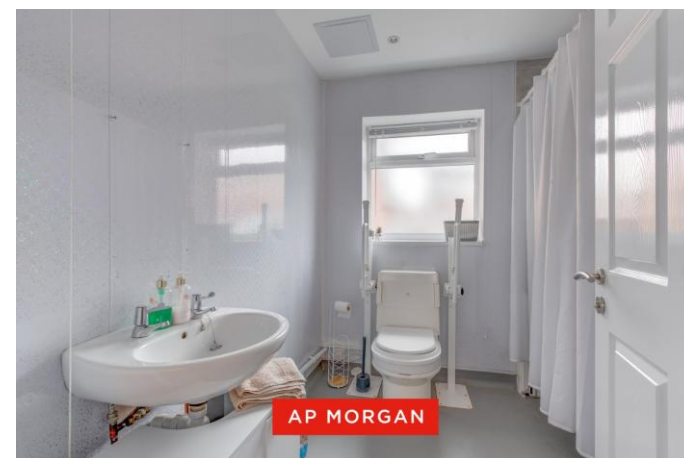
This well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, ideal for families, first-time buyers or anyone seeking a comfortable property with excellent outside space and the added benefit of a garage. Set within a quiet residential cul-de-sac, the home enjoys a pleasant outlook and a practical layout across two floors.

across two floors.

On the ground floor, the property welcomes you through a porch into a hall with stairs to the first floor. The lounge is a generous living space, perfect for relaxing or entertaining, while the fitted kitchen offers ample storage and worktop space. A separate utility room provides further practicality, and there is also a convenient ground floor shower room. To the rear, the property opens onto the garden, creating a great connection between indoor and outdoor living.

Upstairs, the first floor offers three well-proportioned bedrooms, suitable for families, guests or home working, along with a family bathroom accessed from the landing. The layout is efficient and functional, making good use of the available space.

Outside, the property benefits from a private rear garden, mainly laid to lawn with patio areas ideal for outdoor seating and entertaining. To the rear of the property sits a detached garage, offering secure parking or additional storage, accessed via a parking area. The home also enjoys the advantages of being a corner plot.



Situated in the popular residential area of Church Hill North, the property is ideal for its accessibility to local shops, a convenience store, post office, takeaways, and community facilities. It also offers excellent road transport links towards the M42 and into Redditch town centre, providing a good range of retail shops, stores, and eating establishments.

**Details:**

**Porch** 2' x 5'6" (0.6m x 1.68m)

**Hall**

**Utility** 9'4" x 7'11" (2.84m x 2.41m)

**Lounge** 14'8" x 14'10" (4.47m x 4.52m)

**Kitchen** 13' x 14'3" (3.96m x 4.34m) max dimensions

**Shower Room** 13'1" x 8' (4m x 2.44m)

**Landing**

**Bedroom 1** 12'11" x 7'11" (3.94m x 2.41m) max dimensions

**Bedroom 2** 11'3" x 8'6" (3.43m x 2.6m) max dimensions

**Bedroom 3** 6'4" x 6'10" (1.93m x 2.08m)

**Bathroom** 6'1" x 6'6" (1.85m x 1.98m)

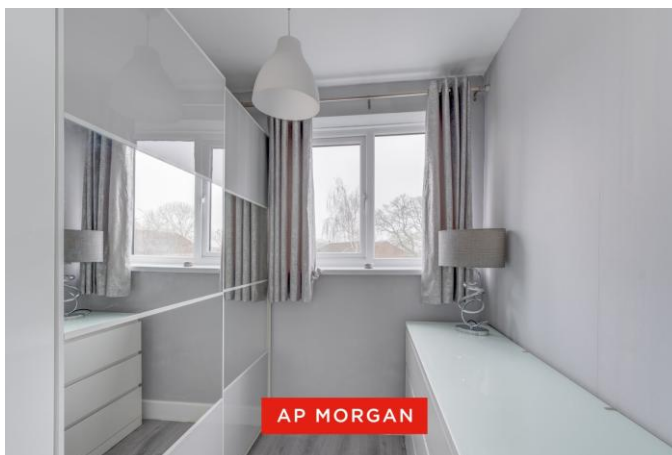
**Garage** 7'10" x 15'4" (2.4m x 4.67m)

**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 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

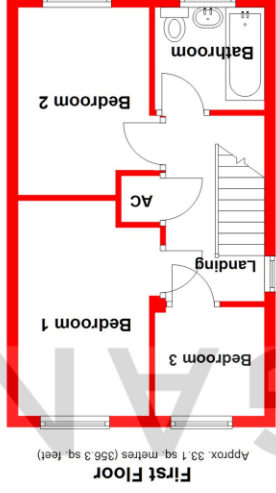
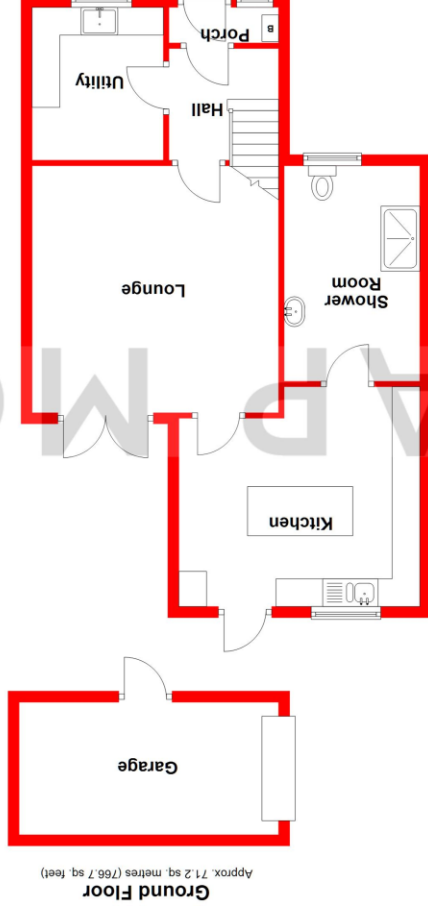
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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. 104.3 sq. metres (1122.9 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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