

**AP MORGAN**



**Exhall Close, Church Hill South, Redditch**  
£1,050 per month

**Features:**

- Three-bedroom mid-terraced house
- Entrance Hall with WC
- Modern fitted Kitchen/Diner
- Spacious lounge
- Two double bedrooms
- Bathroom with walk in shower and bath
- Off-road communal parking nearby
- Spacious garden with sheltered bar
- EPC- C

**Description:**

This well-presented terraced home has accommodation comprising: Ground floor: entrance hallway with stairs rising to the first-floor landing, guest WC/cloakroom, contemporary kitchen/diner with integrated appliances (double oven, 5 ring gas hob, sink) along with space for a freestanding fridge/freezer and the generous lounge with views and access to the rear garden.

First floor: Two double bedrooms, single bedroom, bathroom with feature bath, separate shower, wash basin and WC.

To the front: gated front garden with path to front door and access to communal parking.

To the rear: a covered paved patio perfect for entertaining, and low maintenance artificial lawn with fenced surround.

Located within Church Hill South, this is a particularly popular area with local amenities including shops, schools and bus routes. Redditch Town Centre is roughly 2.2 miles away boasting an assortment of additional facilities, along with the local bus and railway stations.



**Details:**

**Porch** 6'3" x 7' (1.9m x 2.13m) Both max

**Entrance Hall**

**WC** 5'6" x 3' (1.68m x 0.91m) Both max

**Kitchen/Diner** 15'7" x 11'3" (4.75m x 3.43m) Both max

**Lounge** 10'7" x 17'7" (3.23m x 5.36m) Both max

**Landing**

**Bedroom one** 12'10" x 11' (3.9m x 3.35m) Both max (into wardrobe)

**Bedroom two** 13'6" x 11' (4.11m x 3.35m) Both max (L-shaped)

**Bedroom three** 9'9" x 6'4" (2.97m x 1.93m) Both max

**Bathroom** 5'9" x 8'8" (1.75m x 2.64m) Both max



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (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?

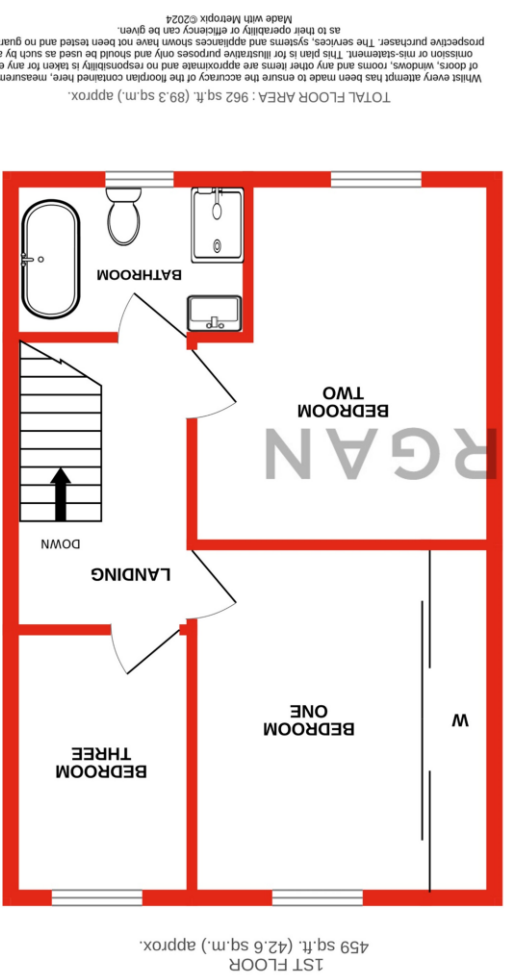
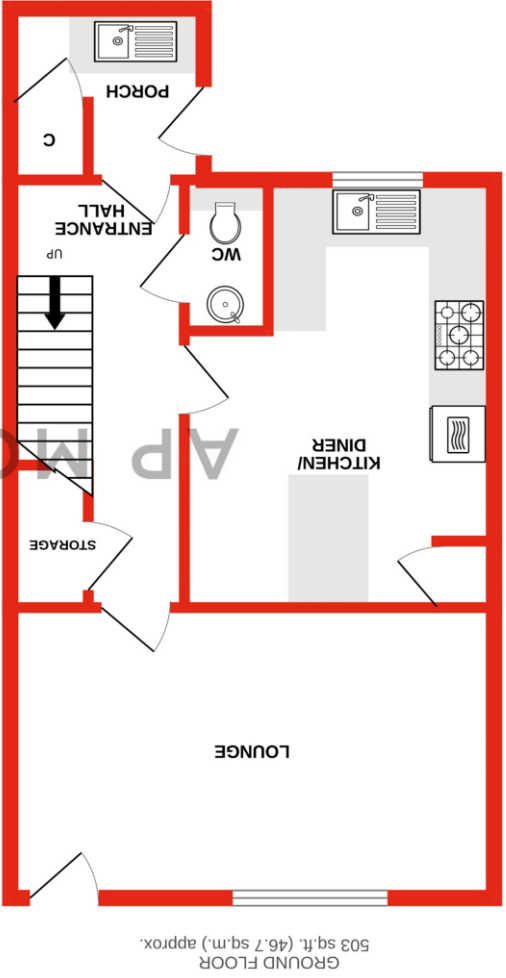
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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