

**AP MORGAN**



**Naseby Close, Redditch, Worcestershire**  
Asking Price £179,995

**Features:**

- Semi-detached bungalow
- Sought after residential location
- Two bedrooms with storage
- Fitted kitchen
- Generous lounge/diner
- Modern shower room
- Communal parking space
- EPC Rating: D

**Description:**

A well-presented, two-bedroom semi-detached bungalow, placed on a pleasant cul-de-sac within Church Hill North, Redditch.

The accommodation comprises: Entrance porch opening into the generous lounge/diner, benefitting from a feature fireplace and bay window, fitted kitchen with an integrated oven and gas hob, along with space for freestanding appliances, bedroom one with fitted wardrobes, good-sized bedroom two with a fitted wardrobe and access to the sunroom, and the shower room.

Outside, is a low maintenance patio area providing space for outdoor furniture. The property benefits from communal off-road parking.

Well situated in a cul-de-sac location the property benefits from being close to countryside walks and has easy access to local amenities such as schools, shops, restaurants, and the town centre. The property is also well located for access to motorway links (M42 and M5), bus routes and the local train station.



**Details:**

**Entrance Porch**

**Lounge/Diner** 16'2" x 12'5" (4.93m x 3.78m)

**Bedroom One** 9'6" x 10'4" (2.9m x 3.15m)

**Bedroom Two** 9'6" x 8'9" (2.9m x 2.67m)

**Shower Room** 7'1" x 6'8" (2.16m x 2.03m)

**Kitchen** 12' x 6'8" (3.66m x 2.03m)

**Sun Room** 6'5" x 9'7" (1.96m x 2.92m)



**EPC Rating:** D

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

**Tenure:** Leasehold (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?

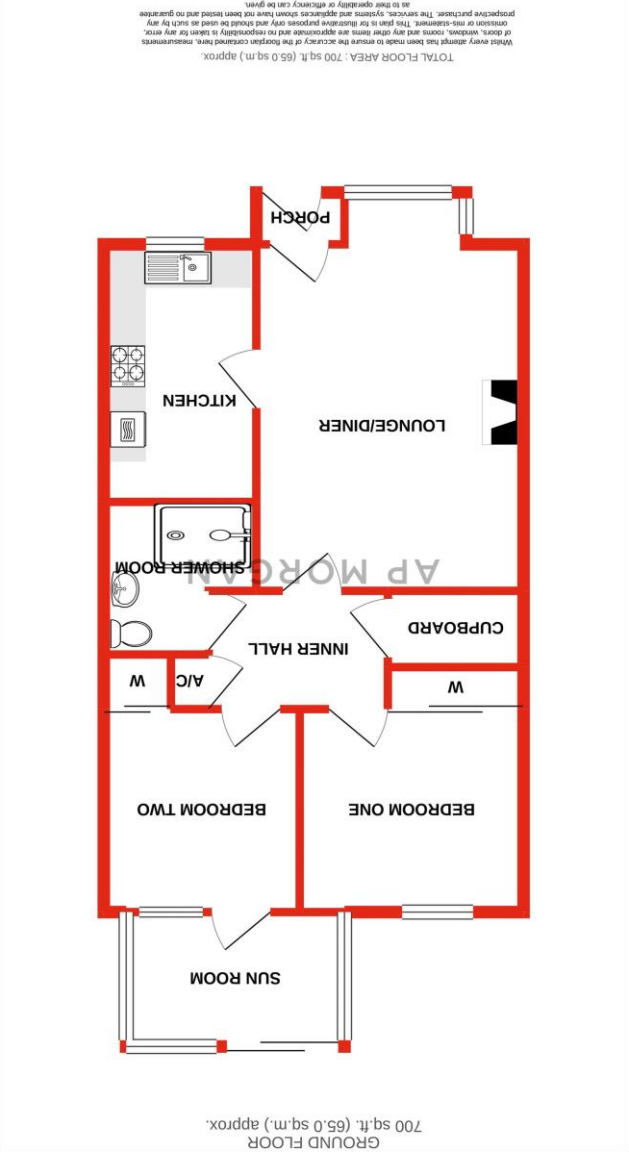
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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