

**AP MORGAN**



**Hillmorton Close, Redditch,**  
Offers in excess of £400,000

### Features:

- Detached family home
- Open plan modern kitchen/diner
- Spacious lounge with bay window
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom and guest WC
- Sizeable and private rear garden
- Private driveway and attached garage
- EPC Rating: C

### Description:

A well-presented detached family home boasting four bedrooms and an impressive ground floor living space. This property is positioned in a quiet cul-de-sac location within the highly sought after residential area of Church Hill North, Redditch.

To the front of the property is a block-paved driveway providing ample off-road parking space, access to the attached single garage, along with side gate access through to the rear garden.

The ground floor accommodation comprises: An entrance hallway with stairs leading to the first-floor landing, a handy downstairs W.C, spacious lounge with a feature bay window, the modern and open fitted kitchen/diner with integrated appliances (sink, oven, and gas hob), along with space for a washer dryer and America-style fridge freezer, attached to this is a conservatory accessed through sliding doors with great views and access to the rear garden.

The first-floor landing establishes: Master bedroom with space for wardrobes and a modern en-suite shower room, double bedroom two with ample storage space, good-sized bedrooms three and four, and the family bathroom providing a bath with overhead shower, wash basin and WC. The landing also includes a storage cupboard.

The property further benefits from a modern Worcester Bosch combi boiler controlled by a smart thermostat, a partially boarded loft space with pull down ladder and



obtained building regulations for a log burner and external flue.

Outside to the rear, a well-maintained private garden with a paved patio area great for garden furniture, and a sizeable lawn with fenced borders. The rear garden further benefits from great views to the woodlands area.

Well positioned in the sought-after area of Church Hill North, the property is ideal for local shops, post office, parks/open fields, and bus routes. A short drive gives access to Beoley Village with community facilities and well-regarded school. Redditch Town Centre is a short ride away boasting an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations.

**Details:**

**Entrance Hallway**

**Lounge** 17'3" x 11'6" (5.26m x 3.5m)

**Kitchen/Diner** 11'4" x 17'8" (3.45m x 5.38m)

**Conservatory**

**Master Bedroom with En-suite** 10'7" x 11'7" (3.23m x 3.53m)

**Bedroom Two** 10'5" x 9'7" (3.18m x 2.92m)

**Bedroom Three** 7'6" x 7'9" (2.29m x 2.36m)

**Bedroom Four** 7'7" x 6'8" (2.3m x 2.03m)

**Family Bathroom** 7' x 6'3" (2.13m x 1.9m)

**Garage**

**EPC Rating:** C

**Council Tax Band:** D (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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

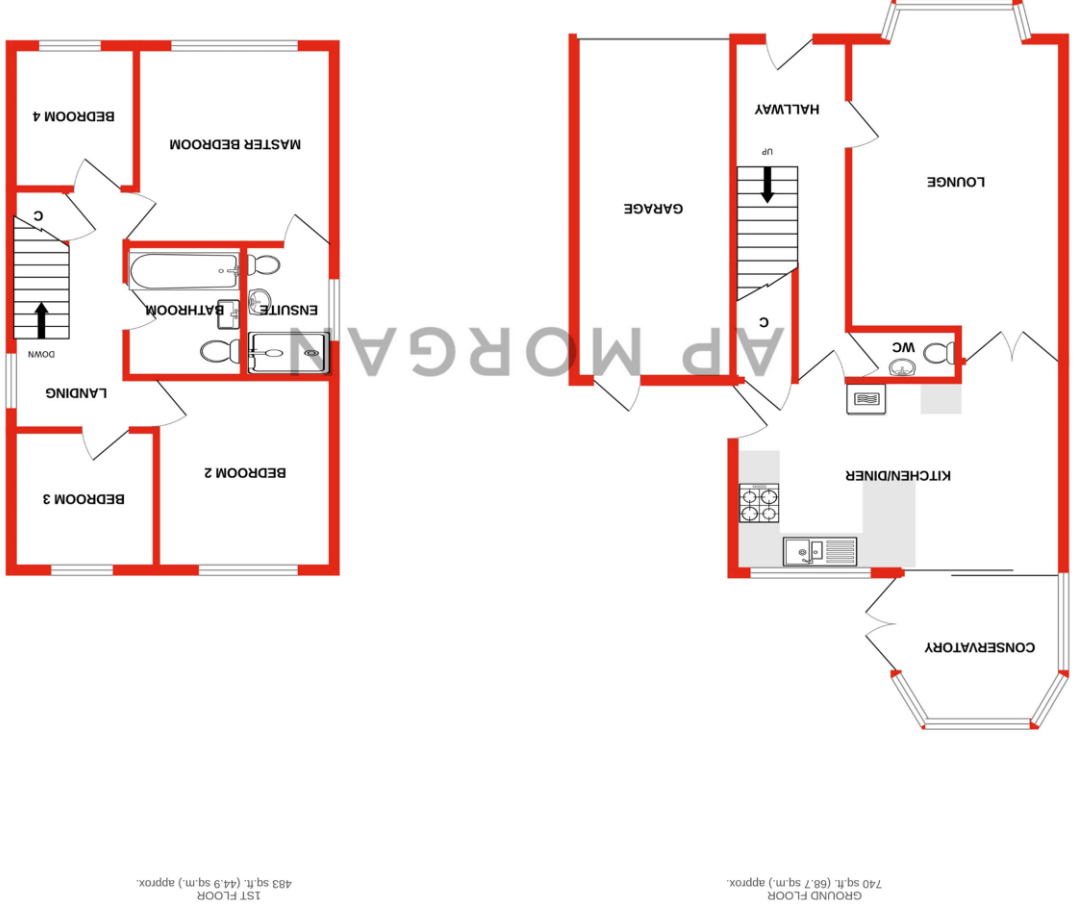
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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### Need a removal company and storage?

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GROUND FLOOR  
740 sq. ft. (68.7 sq.m.) approx.

1ST FLOOR  
483 sq. ft. (44.9 sq.m.) approx.

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