

**AP MORGAN**



**Ridings Lane, Church Hill North, Redditch**  
Asking Price £399,950

**Features:**

- Well-presented detached bungalow
- Two double bedrooms
- Spacious Lounge with bay window
- Open plan kitchen/diner with separate utility room
- Shower room with walk-in shower
- Lovely rear garden
- Driveway and garage
- EPC- D

**Description:**

This spacious and well-presented detached bungalow is situated in a quiet residential estate in the popular area of Church Hill North, Redditch. Ideal for those looking to downsize into a conveniently laid out property with a local convenience store within walking distance and Redditch Twon Centre only a short drive away.

Upon approach to the property there is a two-car driveway which also provides access to the attached single car garage as well as a lovely front garden with various plants and foliage planted in and around a gravel lawn.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway; spacious lounge with bay window; open plan kitchen/diner with integrated hob and oven; utility room with space and plumbing for freestanding appliances; two double bedrooms each with built in wardrobes and a good-sized shower room with walk in shower cubicle.

The lovely rear garden is a good size and has been well maintained comprising of a lawn with a large patio area perfect for outdoor furnishings as well as various plants and foliage planted along the borders.

The property is placed close to open countryside and nature reserve, there is a local shop nearby as well as further facilities across Paper Mill Drive. Buses run into town as well as out to surrounding areas, alongside great road transport links to the M42. Arrow Valley Lake and Park is a popular local attraction and is a short drive from the immediate vicinity.



**Details:**

**Lounge** 15'5" x 12' (4.7m x 3.66m)

**Kitchen/Diner** 13'5" x 12'8" (4.1m x 3.86m)

**Bedroom One** 13' x 11'5" (3.96m x 3.48m)

**Bedroom Two** 11'11" x 10'8" (3.63m x 3.25m)

**Shower Room** 8'3" x 5'5" (2.51m x 1.65m)

**Utility Room** 7'8" x 4'3" (2.34m x 1.3m)

**Garage** 16'5" x 8'3" (5m x 2.51m)

**Hallway**

**EPC Rating:** D

**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 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.

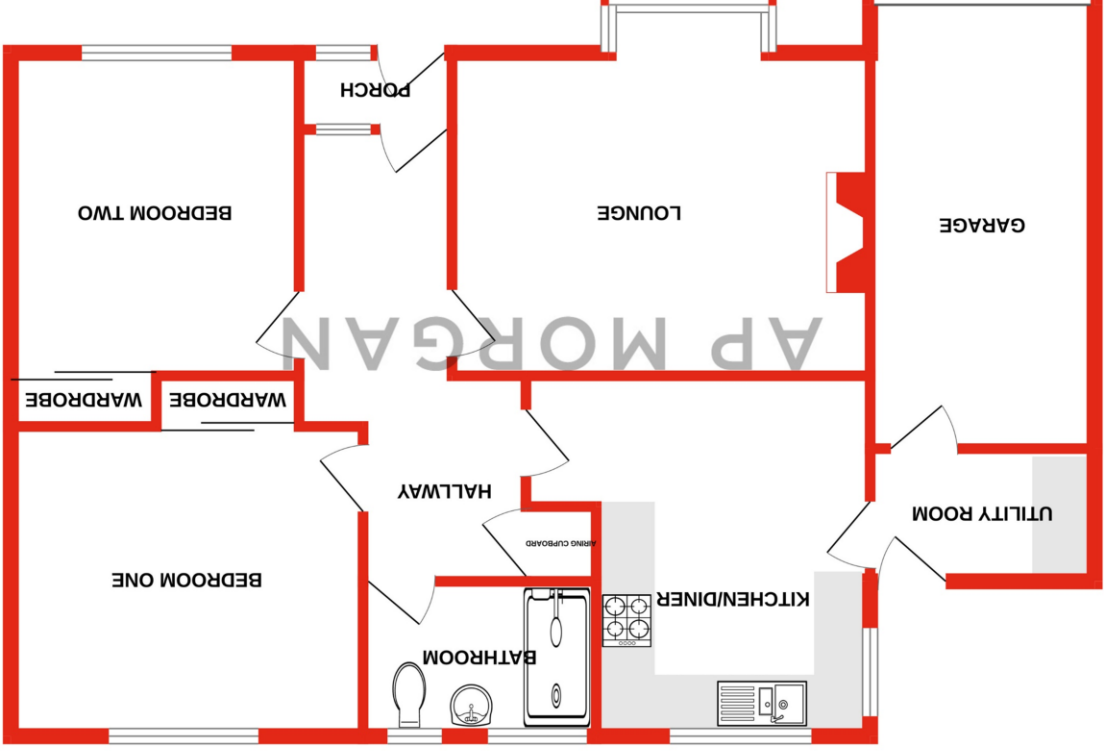
### Need a solicitor?

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.

GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA - 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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