

**AP MORGAN**



**Redstone Close, Redditch,**  
Offers in excess of £180,000

**Features:**

- Sought after residential area
- Quiet cul-de-sac position
- Semi-detached family home
- Three well-proportioned bedrooms
- Fitted kitchen
- Generous lounge/diner
- Landscaped rear garden
- Private driveway and garage

**Description:**

A well-presented semi-detached family home, boasting three well-proportioned bedrooms and a generous ground floor living space. This property is positioned on a quiet cul-de-sac in the popular residential area of Church Hill North, Redditch.

To the front of the property is a private driveway providing off-road parking space and access to the attached garage.

The ground floor accommodation comprises: Porch, entrance hallway with stairs rising to the first-floor landing and an understairs storage cupboard, fitted kitchen with space for freestanding appliances, and the generous lounge/diner with a feature fireplace and sliding doors leading to the rear garden.

The first-floor landing establishes: Bedroom one with fitted wardrobes and a view to the rear garden, well-proportioned bedrooms two and three with space for wardrobes, and the family bathroom providing a bath with overhead electric shower, sink and WC.

Outside to the rear is a landscaped garden with an initial paved patio, a gravel path to the rear and a well-maintained lawn with mature planted borders.

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:**

**Porch**

**Entrance Hallway**

**Kitchen** 12'7" x 8'8" (3.84m x 2.64m)

**Lounge** 13'3" x 14'9" (4.04m x 4.5m)

**Bedroom One** 9' x 14'9" (2.74m x 4.5m)

**Bedroom Two** 9' x 5'9" (2.74m x 1.75m)

**Bedroom Three** 6'2" x 6'9" (1.88m x 2.06m)

**Bathroom** 5'4" x 8'3" (1.63m x 2.51m)

**Garage**



**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?

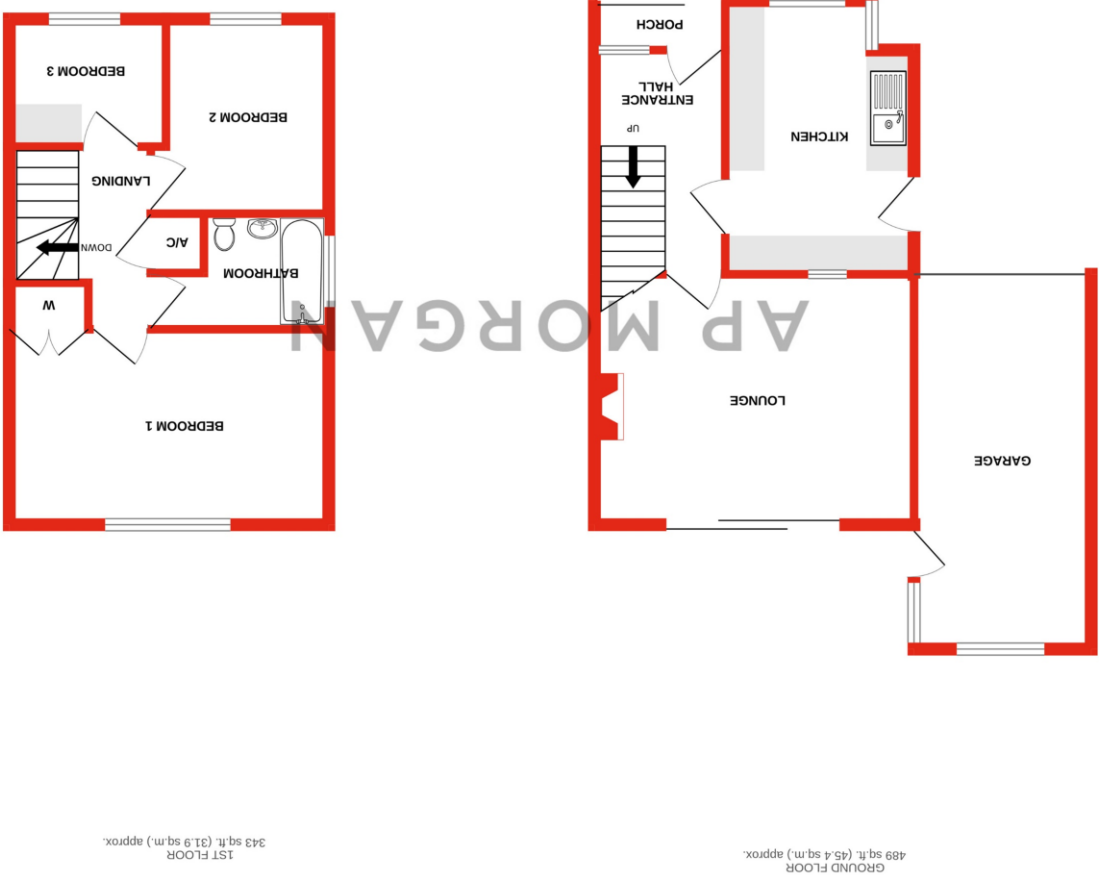
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
489 sq. ft. (45.4 sq.m.) approx.

1ST FLOOR  
343 sq. ft. (31.9 sq.m.) approx.

TOTAL FLOOR AREA: 832 sq. ft. (77.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the figures 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.