

AP MORGAN



Jersey Close, Church Hill North,
Offers in excess of £410,000

Features:

- Immaculate extended detached family home
- Generous, spacious plan living space
- Four well proportioned bedrooms
- Impressive kitchen/breakfast room
- Lounge, formal dining room and orangery
- Private and low maintenance garden
- Block paved driveway offering extensive off-road parking space
- EPC Rating - C

Description:

An extended immaculately presented detached family home boasting a generous living space, four well-proportioned bedrooms, Karndean flooring and underfloor heating within the property's Orangery. This property is well positioned within a quiet cul-de-sac within the highly sought-after residential area of Church Hill North, Redditch.

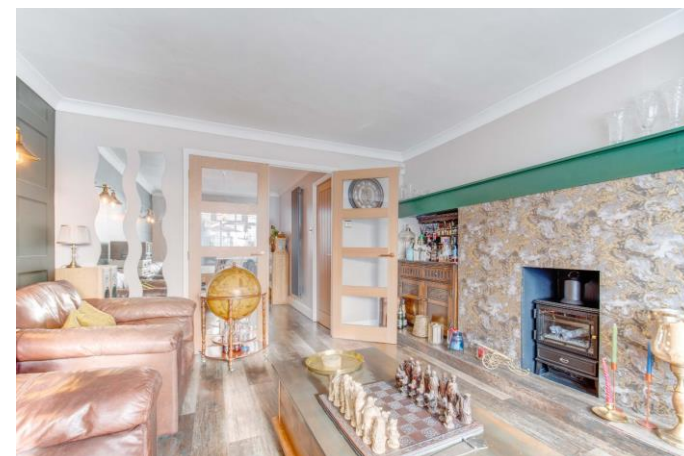
To the front of the property is a private block-paved driveway providing extensive off-road parking spaces, along with an enclosed, security-gated tandem side access to the rear garden, suitable as storage.

The ground floor accommodation briefly comprises: Entrance porch and hall with access to the stairs, a sizeable lounge with a feature bay window and fireplace, fitted kitchen/breakfast room features quartz counter tops and the following integrated appliances; an induction hob, double oven/microwave, dishwasher and washing machine, a handy utility area with French Doors leading to the rear and an understairs walk-in pantry with fitted storage units, formal dining room with sliding doors through to the added orangery providing views and access to the rear garden.

The ground floor further benefits from a garage conversion adding a further reception room/bedroom, currently in use as a study with a guest WC.

The first-floor landing establishes: Bedroom one with Karndean flooring and mirrored fitted wardrobes, double bedrooms two and three with space for wardrobes, good-sized bedroom four is currently used as a dressing room, also benefits from Karndean flooring, and the family bathroom providing a bath with overhead shower, wash basin and WC, along with fitted Amtico flooring.

Outside to the rear is a private and low maintenance rear garden, laid with Indian sandstone paving, with fitted sockets and lighting, a feature pond, a well-presented summerhouse, and a storage shed.



Furthermore, the property benefits from a gas central heating system and underfloor heating, double glazed windows throughout, a partially boarded loft space with shelving for storage, Karndean flooring throughout the downstairs (excluding the Study).

Well placed in Church Hill North, the property is surrounded by countryside walks and is within reach for well-regarded local schools and bus routes. Redditch Town Centre is 4 miles away providing an assortment of amenities such as shops, bars and restaurants, along with the local bus and railway stations. M42 and M5 motorway networks are easily accessible.

Details:

Entrance Porch and Hall

Lounge 17'1" x 11'3" (5.2m x 3.43m)

Dining Room 10'9" x 8'4" (3.28m x 2.54m)

Kitchen/Breakfast Room 11'5" x 16'6" (3.48m x 5.03m)

Orangery 11' x 13'2" (3.35m x 4.01m)

Guest WC

Study/Fifth Bedroom 16'3" x 7'5" (4.95m x 2.26m)

Bedroom One 12'9" x 14'1" (3.89m x 4.3m)

Bedroom Two 13'3" x 7'5" (4.04m x 2.26m)

Bedroom Three 8'9" x 9'1" (2.67m x 2.77m)

Bedroom Four 9' x 6'8" (2.74m x 2.03m)

Bathroom 6'10" x 7' (2.08m x 2.13m)

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.



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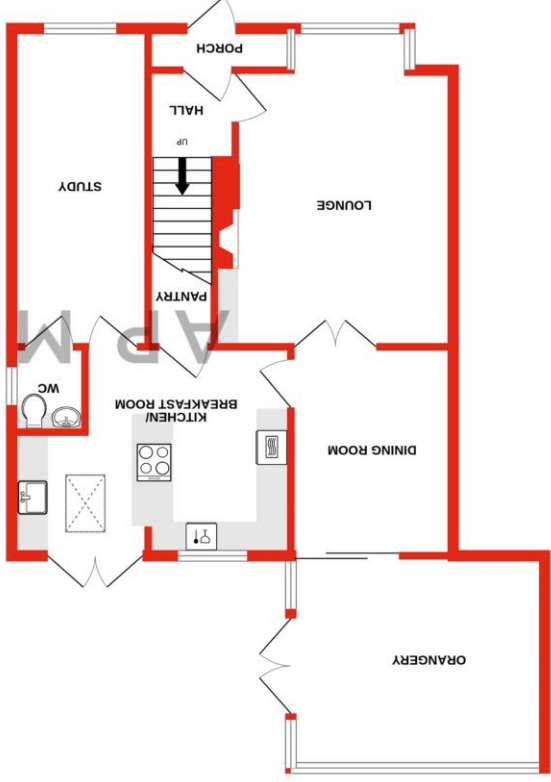
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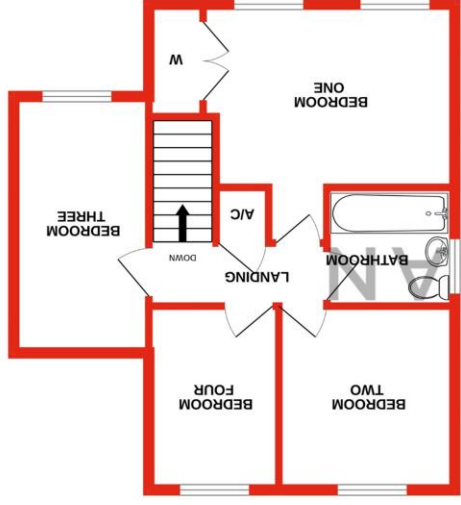
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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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