

**AP MORGAN**



**Chelmarsh Close, Church Hill North, Redditch**  
Offers in excess of £425,000

### Features:

- Four-bedroom detached family home
- Welcoming entrance hall with WC
- Well-fitted kitchen
- Spacious lounge with bay window
- Dining Room
- Three double bedrooms
- Well-kept bathroom
- Generous garage with new trifold door
- Versatile garden space
- EPC-TBC

### Description:

A very well-presented detached four-bedroom family home that boasts three double bedrooms, a versatile layout, spacious gardens and plot, and positioning in a private area of Church Hill North.

The front of property offers a private driveway leading to the drive space of the house, laid to tarmac with space for parking multiple vehicles, a grass verge with mature planted boundaries, access to the property's garage through a newly fitted tri-folding door and side-gated access to the rear of the property.

The ground floor comprises: a spacious porch, welcoming entrance hallway with a WC and garage access, a well-fitted kitchen offering; a sink, an assortment of cabinets and base units, access to the side of the house through a glazed door, a utility area, as well as space/plumbing for freestanding appliances and for a slimline dishwasher. The spacious lounge features a bay window and a set of double doors to the dining room, which offers further access to the garden through a set of glazed sliding doors.

The first-floor landing establishes: bedroom one is a double that features integrated wardrobes and an ensuite shower room, bedroom two is also a double with potential space for freestanding furniture, bedrooms three is a further double, currently used as an office, with a fitted a Hammond's desk and bookcase and bedroom four is a comfortable single with space for potential free-standing furnishings. The modern bathroom of the property offers a washbasin, bath/shower and WC.

To the rear is a private garden space laid with a stone slab path leading up and around the garden, with the central space of the garden laid to lawn and a planted area to the rear, laid to a pale stone shingle. This garden features fenced borders, a access to the front of the house through a side gate.



Situated in Church Hill North, this property is roughly 3 miles from the Redditch town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

**Details:**

**Porch** 5'8" x 8'5" (1.73m x 2.57m) Both max

**Entrance Hall**

**Kitchen** 12'1" x 8'6" (3.68m x 2.6m) Both max

**Lounge** 13' x 15'7" (3.96m x 4.75m) Both max

**Dining Room** 11'5" x 8'8" (3.48m x 2.64m) Both max

**WC** 4'2" x 3'4" (1.27m x 1.02m) Both max

**Landing**

**Bedroom one** 10'3" x 13'1" (3.12m x 4m) Both max

**Ensuite** 4'5" x 7'1" (1.35m x 2.16m) Both max (into shower)

**Bedroom two** 10'4" x 11'3" (3.15m x 3.43m) Both max

**Bedroom three** 9'1" x 10'3" (2.77m x 3.12m) Both max

**Bedroom four** 7'1" x 7'10" (2.16m x 2.4m) Both max

**Bathroom** 7'1" x 7'2" (2.16m x 2.18m) Both max

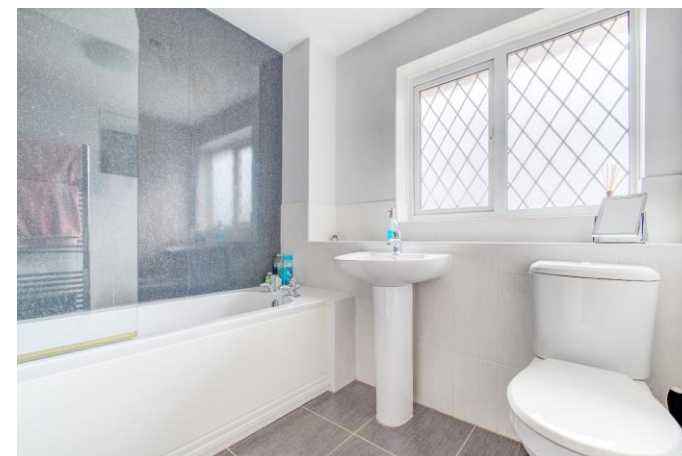
**Garage** 17'4" x 7'8" (5.28m x 2.34m) Both max

**EPC Rating:** To be confirmed

**Council Tax Band:** E (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?

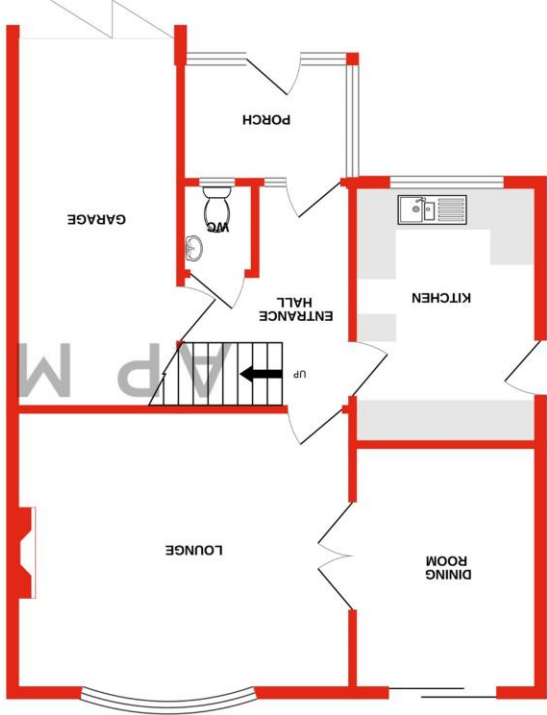
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

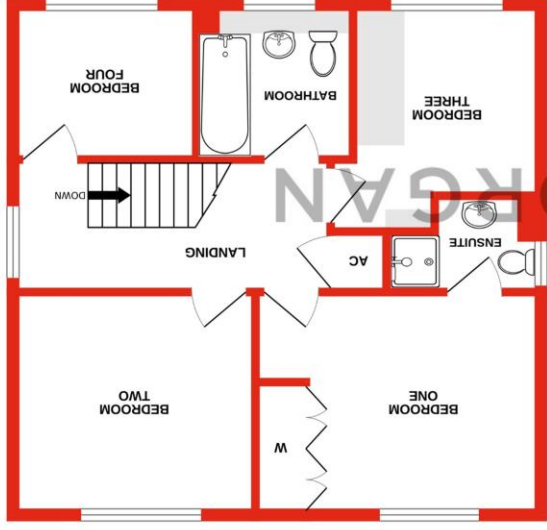
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 (61.9 sq.m.) approx.



1ST FLOOR (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements taken on site may vary slightly from those shown. The plan is for illustrative purposes only and should be used as a guide only. No liability is accepted for any error, omission or the statement. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropix ©2024

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