

AP MORGAN

Berkeswell Close, Church Hill North, Redditch
Asking Price £439,995

Features:

- Four-bedroom detached family home
- Dining room and generous conservatory
- Fitted kitchen/breakfast room
- Spacious lounge with fireplace and bay window
- Three double bedrooms
- Bedroom one with ensuite
- Generous bathroom
- Versatile garden and private location
- Parking for multiple vehicles

Description:

A well-kept, four-bedroom detached family home with character, situated in a private close within Church Hill North, Redditch. Boasting generous room sizes, a fitted kitchen with a breakfast bar, three double bedrooms, a double garage and an adaptable garden.

To the front of the property is a private and generous drive space with ample space for parking multiple vehicles, forward access to the double garage and side-gated rear access.

The ground floor of the accommodation comprises: a welcoming entrance hallway with access to a WC, a generous lounge with a bay window, the fitted kitchen offers; a sink, dishwasher, gas hob, double oven, access to the garden as well as space/plumbing for freestanding appliances. The ground floor also offers a dining room with access to the property's well-presented conservatory.

The first-floor landing establishes: bedroom one is a generous double with an ensuite shower room and fitted wardrobe, bedroom two also presents a spacious double with an integral wardrobe, bedrooms three is a further, ample double with space for freestanding storage and bedroom three is a comfortable single. The bathroom of the house offers a bath/shower, wash basin and WC.

To the rear is an adaptable garden that isn't overlooked, with an initial stone slab/block paved patio ideal for potential seating arrangements, with the central garden stepped up and laid to lawn. This garden also features mature planted and fenced boundaries.



Situated in Church Hill north, this property is roughly 3 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:

Entrance Hall

Dining Room 10'7" x 9'6" (3.23m x 2.9m) Both max

Kitchen/Breakfast Room 12'2" x 11'9" (3.7m x 3.58m) Both max (L-shaped)

Lounge 18'9" x 11'5" (5.72m x 3.48m) Both max

WC 8'5" x 4'1" (2.57m x 1.24m) Both max

Landing

Bedroom one 15'4" x 10' (4.67m x 3.05m) Both max

Ensuite 7'2" x 6' (2.18m x 1.83m) Both max (L-shaped)

Bedroom two 9'10" x 11'6" (3m x 3.5m) Both max

Bedroom three 7'7" x 13'1" (2.3m x 4m) Both max

Bedroom four 8'7" x 7'8" (2.62m x 2.34m) Both max

Bathroom 5'7" x 6'10" (1.7m x 2.08m) Both max

Double Garage 17'5" x 18' (5.3m x 5.49m) 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.



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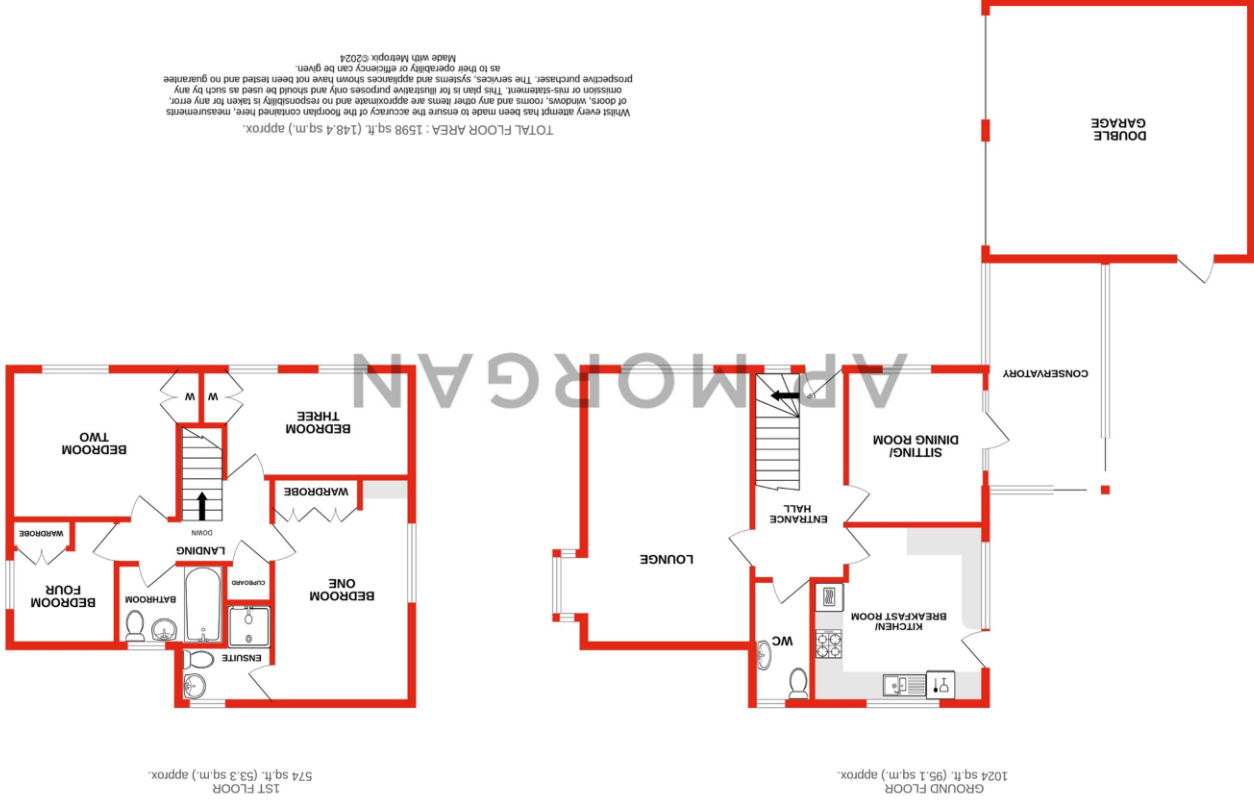
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GROUND FLOOR (95.1 sq.m.) approx.

1ST FLOOR (53.3 sq.m.) approx.

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