

**AP MORGAN**



**Snowhill Close, Church Hill North,**  
Asking Price £315,000

### Features:

- Three-bedroom detached home
- Spacious lounge open to dining room
- Fitted kitchen with pantry
- Utility room with WC
- Two double bedrooms with integral storage
- Well-fitted bathroom
- Versatile, established garden
- Drive space for parking multiple vehicles
- EPC-TBC

### Description:

This three-bedroom, detached family home is well positioned in Church Hill North, Redditch, offering access to serene walks, a versatile living space with generously sized, well-kept rooms, pleasant views of the surrounding area, swift access to amenities and a versatile garden.

To the front of the property is a private tarmac-laid driveway that offers parking for multiple vehicles, side-gated access to the rear of the property and to the garage via a rising garage door.

The ground floor accommodation comprises: a welcoming entrance hall, the generously sized lounge of the property with a feature fireplace and opening to the dining room with glazed sliding doors to the rear, the fitted kitchen features a sink, space for freestanding appliances and an under-stair pantry. The ground floor also features, a utility room with plumbing for freestanding appliances and access to a ground floor WC.

The first-floor landing establishes: Double bedroom one with an integral wardrobe, bedroom two is a further double also with an integral wardrobe and bedroom three is a comfortable single. The modern bathroom of the house features a bath/shower, wash basin and WC.

To the rear is an established garden space laid to an initial, well-presented patio followed by a central area stepped up and laid to lawn, with fenced borders.

This property is located in Church Hill North, this property is roughly 3 miles from the town centre, boasting an assortment of amenities including shops, schooling, restaurants, and cinema, along with the local bus and railway stations. Additionally offering swift access to the M42 and M5 motorways.



**Details:**

**Entrance Hall**

**Lounge** 15'2" x 12'2" (4.62m x 3.7m) Both max

**Dining Room** 8'10" x 8'3" (2.7m x 2.51m) Both max

**Kitchen** 11'9" x 6'10" (3.58m x 2.08m) Both max (T-Shaped room)

**Utility Room** 10'11" x 7'4" (3.33m x 2.24m) Both max

**Bedroom one** 12'1" x 9'6" (3.68m x 2.9m) Both max

**Bedroom two** 10' x 8'8" (3.05m x 2.64m) Both max

**Bedroom three** 9' x 5'9" (2.74m x 1.75m) Both max

**Bathroom** 6'4" x 6'6" (1.93m x 1.98m) Both max

**Garage** 18'1" x 8' (5.5m x 2.44m) Both max



**EPC Rating:** To be confirmed

**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.

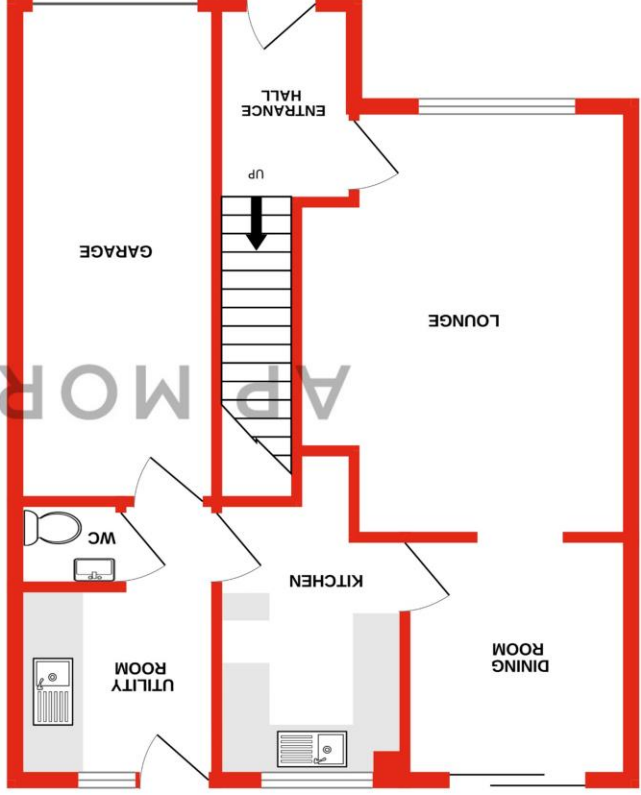
### Need a solicitor?

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.

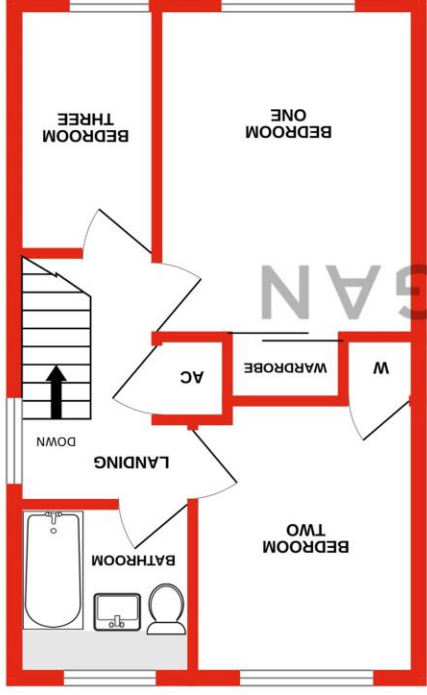
### Need a removal company and storage?

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  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

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 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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