

AP MORGAN



Lechlade Close, Church Hill North, Redditch
£450,000

Features:

- Four-bedroom detached family home
- Extensively modernised, extended and refurbished
- Open plan Lounge to Dining Room
- Newly-fitted Kitchen/Breakfast Room
- Four double bedrooms
- Bedroom one with ensuite
- Contemporary Shower Room
- Spacious garage and ample parking
- EPC-TBC

Description:

An extended and modernised, four-bedroom detached family home, situated in Church Hill North, Redditch. Boasting a generous open plan lounge/dining room with a set of double doors to the garden, a newly-fitted kitchen, a double-height garage and an attractive garden.

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

The ground floor of the accommodation comprises: a welcoming and spacious porch, entrance hallway with WC cloakroom and space under the stairs, a generous and open plan lounge/dining room that access the garden through a set of glazed double doors, the modern kitchen is newly fitted and offers; a sink, dishwasher, induction hob, double oven and a utility area as well as space/plumbing for freestanding appliances.

The first-floor landing establishes: bedroom one is a generous double with an ensuite shower room and walk-in wardrobe, bedroom two also presents a spacious double with an integral wardrobe, bedrooms three and four are further, ample doubles with potential space for freestanding storage. The modern shower room of the house offers a shower, wash basin and WC.

To the rear is an attractive and private garden, with an initial paved slab patio ideal for potential seating arrangements, with the central garden stepped up and laid to lawn. This garden also features planted and fenced boundaries.



Situated in Church Hill North, this property is roughly 2.6 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 accessible.

Details:

Porch

Entrance Hall

Lounge/Dining Room 22'2" x 19'4" (6.76m x 5.9m) Both max (L-shaped)

Kitchen/Breakfast Room 24'7" x 8'10" (7.5m x 2.7m) Both max

WC 3'8" x 8'10" (1.12m x 2.7m) Both max

Landing

Bedroom one 17'3" x 11'3" (5.26m x 3.43m) Both max

Ensuite 6'3" x 8'11" (1.9m x 2.72m) Both max

Bedroom two 12' x 12'9" (3.66m x 3.89m) Both max

Bedroom three 10'3" x 8'11" (3.12m x 2.72m) Both max

Bedroom four 8'9" x 9'1" (2.67m x 2.77m) Both max

Shower Room 5'1" x 10'3" (1.55m x 3.12m) Both max

Garage 16' x 8'2" (4.88m x 2.5m) Both max (double height)

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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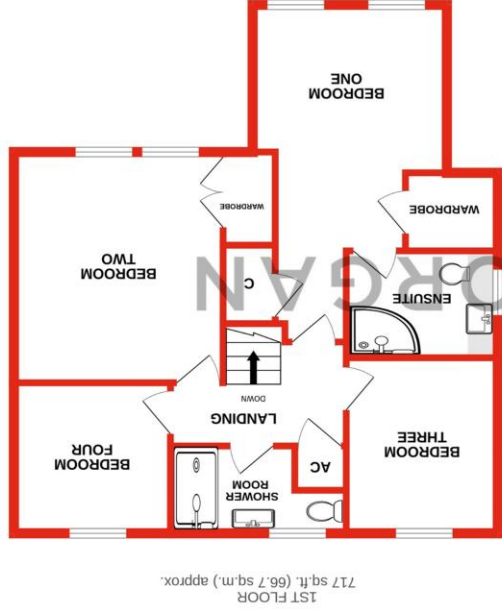
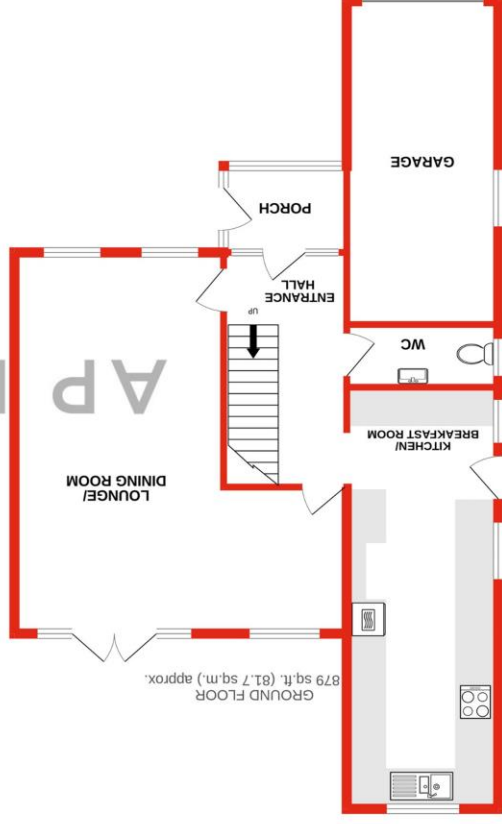
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TOTAL FLOOR AREA : 1597 sq. ft. (148.3 sq.m.) approx.

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