

**AP MORGAN**



**Northleach Close, Church Hill North,**  
Offers in excess of £240,000



### Features:

- Four-bedroom end-terraced family home
- Wide entrance hall with WC
- Spacious lounge
- Fitted kitchen/breakfast/dining room
- Four double bedrooms
- Modern shower room
- Spacious and versatile, front and rear gardens

### Description:

A well-kept, four-bedroom end-terrace family home boasting a spacious ground floor living space, four double bedrooms, a private garden and prime positioning on a corner plot in Church Hill North, Redditch.

To the front of the property is a generous garden space laid to a fine stone shingle, with stone slab-laid paths, along with side-gated access to the rear and fenced boundaries.

The ground floor accommodation comprises; a welcoming porch and entrance hall, the lounge is a generous space that offers room for freestanding furniture and large-picture windows. The modern fitted kitchen/breakfast room/dining room is a generous open plan space that features integrated appliances (gas hob, oven and sink), glazed French doors to the rear and space/plumbing for freestanding appliances.

The first-floor landing establishes: bedroom one is a double with space for freestanding furniture, bedrooms two and three are further, similarly ample doubles and bedroom four is a final, comfortable double. The shower room of the house provides a shower, washbasin and WC.

Outside, the rear garden is laid to an initial stone-slab patio area ideal for potential seating arrangements, with a central space laid to lawn and mature planter areas around the rear and side boundaries. This garden features fenced borders and side-gated access.

Situated in Church Hill North, this property is roughly 1.7 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 easily accessible.





**Details:**

**Porch** 6'4" x 7'2" (1.93m x 2.18m)

**Entrance Hall**

**Lounge** 19'8" x 11'10" (6m x 3.6m)

**Kitchen/Breakfast/Dining Room** 19'8" x 11'1" (6m x 3.38m)

Both max

**Landing**

**Bedroom one** 9'10" x 11'4" (3m x 3.45m)

**Bedroom two** 9'10" x 12' (3m x 3.66m)

**Bedroom three** 9'6" x 12' (2.9m x 3.66m)

**Bedroom four** 9'7" x 11'4" (2.92m x 3.45m) Both max

**Shower Room** 6'7" x 6'8" (2m x 2.03m)



**EPC Rating:** C

**Council Tax Band:** B (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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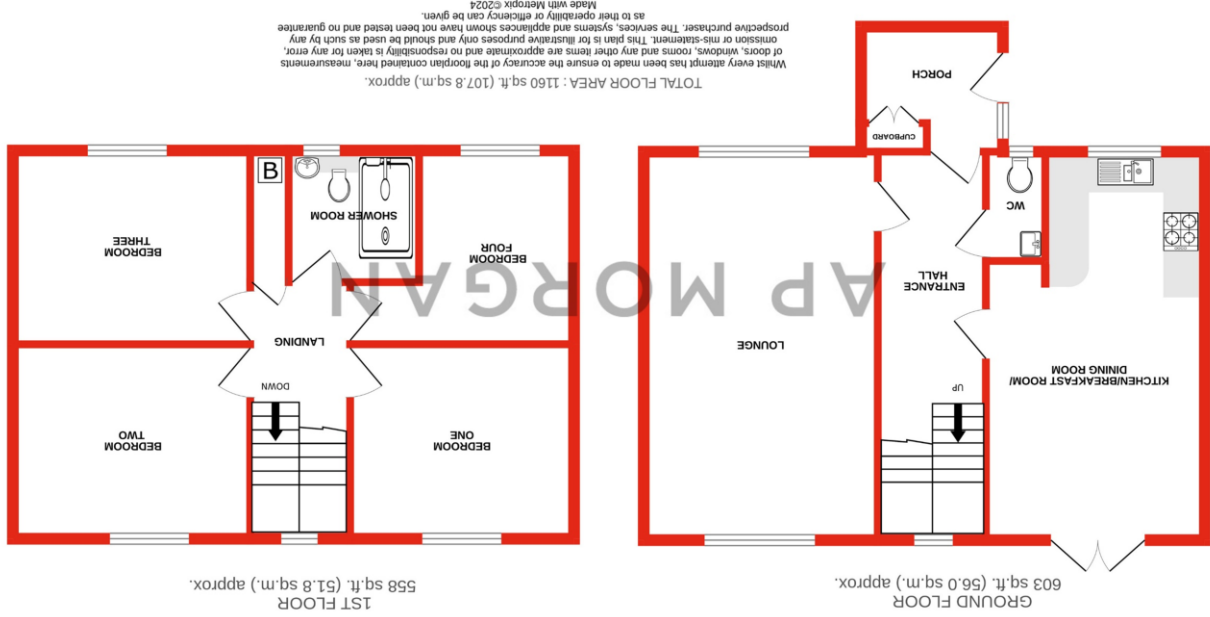
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