



AP MORGAN

Exhall Close, Church Hill South, Redditch
Offers in excess of £180,000

Features:

- A well-presented, mid terrace family home
- Three well-proportioned bedrooms
- Spacious lounge
- Modern fitted kitchen/diner
- Family bathroom and guest WC
- Well-maintained rear garden
- Ample storage throughout
- Access to communal parking

Description:

A well-presented, mid terrace family home, boasting three bedrooms, an open living space and ample storage throughout. Ideally placed in a popular residential area of Church Hill South, Redditch.

The ground floor accommodation briefly comprises; an entrance porch, with two handy storage cupboards, hall, with stairs rising to the first-floor landing and access to the guest WC, and the modern fitted kitchen/diner with a gas hob, oven, along with space for freestanding appliances. The ground floor is complete with the spacious lounge, featuring dual access to the rear garden.

The first-floor landing establishes: two double bedrooms, bedroom one, with fitted wardrobes, a further generous single bedroom and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear of the property is a well-maintained garden, with an initial patio, ideal for garden furniture and entertaining, a generously sized lawn, with a path leading to a back gate, providing rear access to the providing. This property has access to ample communal parking to the rear.

Situated in Church Hill South the property is nearby to good primary and secondary schooling, Arrow Valley Country Park, shops and eateries. The property also has ease of access to major road links into Redditch town centre offering the Kingfisher Shopping Centre and bus and rail links for further travel.



Details:

Porch 4' x 4'2" (1.22m x 1.27m)

Hall

WC 5'9" x 3'1" (1.75m x 0.94m)

Kitchen/Diner 15'7" x 11'2" (4.75m x 3.4m) max dimensions

Lounge 10'8" x 17'9" (3.25m x 5.4m)

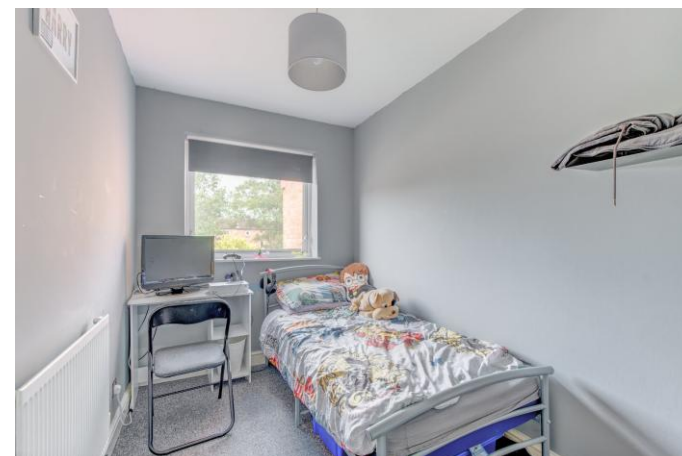
Landing

Bedroom 1 12'10" x 11'2" (3.9m x 3.4m)

Bedroom 2 13'6" x 11'2" (4.11m x 3.4m) max dimensions

Bedroom 3 9'10" x 6'2" (3m x 1.88m)

Bathroom 5'9" x 6'2" (1.75m x 1.88m)



EPC Rating: D

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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Need a mortgage?

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Property to sell?

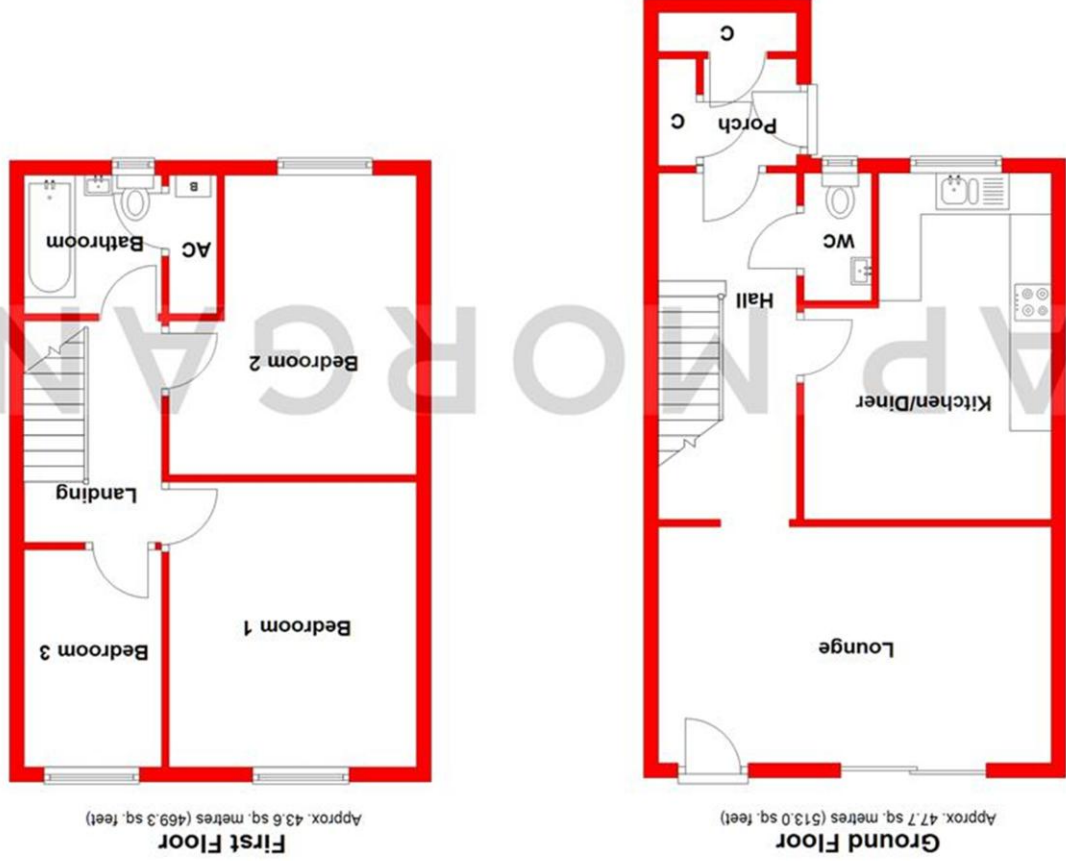
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Total area: approx. 91.3 sq. metres (982.3 sq. feet)

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Plan produced using PlanUp.

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