



AP MORGAN

Loxley Close, Church Hill South, Redditch
Offers Over £180,000

Features:

- **Offered with no onward chain**
- A well-presented terraced home
- Three well-proportioned bedrooms
- Modern fitted kitchen
- Generously sized lounge
- Family bathroom and separate WC
- Well maintained rear garden
- Communal parking

Description:

****Offered with no onward chain****

A well-presented three-bedroom terraced home offering spacious and versatile living across two floors, making it an excellent choice for families, first-time buyers, or investors alike.

On the ground floor, the property features a welcoming entrance hall that leads through to a bright and generously sized lounge, ideal for both relaxing and entertaining. The modern fitted kitchen sits to the front of the property, offering ample worktop and cupboard space, along with an integrated oven, gas hob and space for freestanding appliances.

Upstairs, the first floor provides three well-proportioned bedrooms, two of which are spacious doubles, and a third that works equally well as a single bedroom, nursery, or home office. A contemporary family bathroom and separate WC add to the convenience, while built-in storage solutions throughout the landing and bedrooms ensure the home remains practical as well as stylish.

Externally, the property boasts a low-maintenance frontage and a generous rear garden, with an initial patio, ideal for garden furniture, a well-maintained lawn, and rear gate access to communal parking.

Well placed in Church Hill South, the property provides good access to well-regarded local schools, shops, and bus routes. Redditch Town Centre is roughly 2.5 miles away, boasting an assortment of further amenities such as shops, restaurants, and cinema, along with the local bus and train stations. National motorway networks M5 and M42 are easily accessible.



Details:

Hall

Lounge 13'2" x 16'6" (4.01m x 5.03m)

Kitchen 7'11" x 10'8" (2.41m x 3.25m)

Landing

Bedroom 1 10'7" x 10' (3.23m x 3.05m)

Bedroom 2 12'9" x 8'6" (3.89m x 2.6m) max dimensions

Bedroom 3 5'5" x 6'8" (1.65m x 2.03m)

Bathroom 5' x 6'4" (1.52m x 1.93m)

WC 5' x 2'11" (1.52m x 0.9m)



EPC Rating: To be confirmed

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

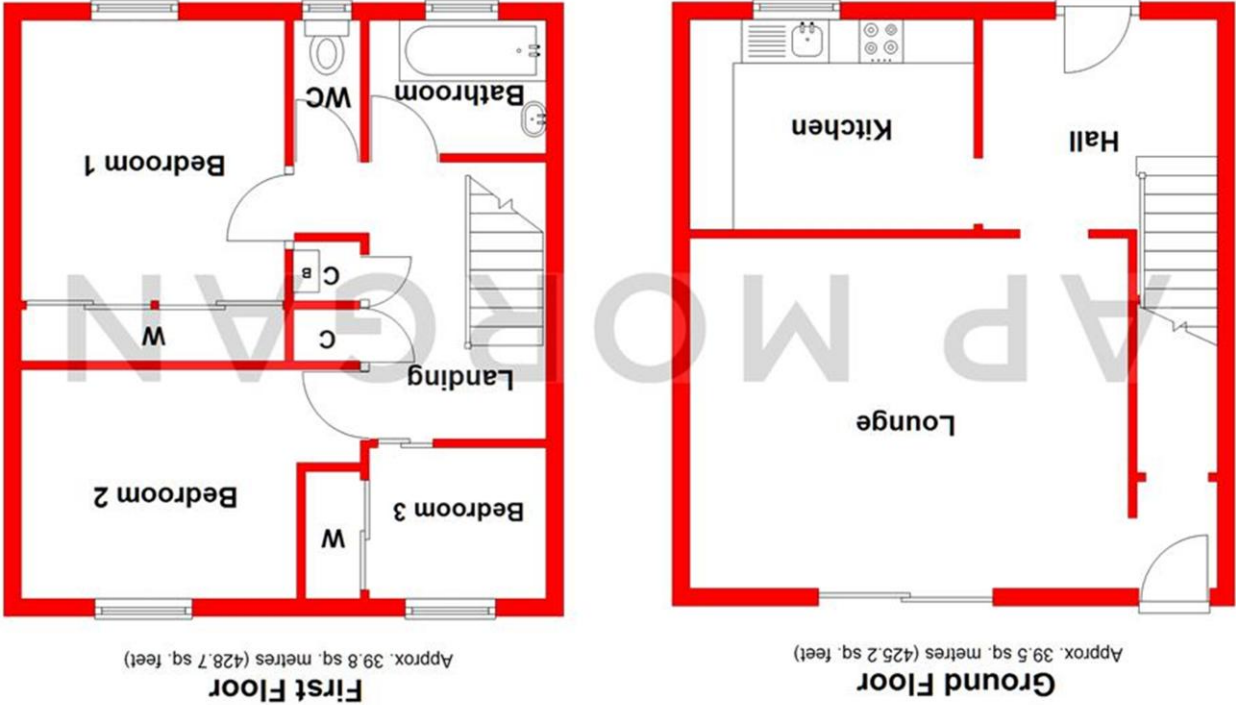
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 misstatement. 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.

Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.