

**AP MORGAN**



**Paxford Close, Church Hill North,**  
Asking Price £360,000

**Features:**

- Corner plot detached family home
- Four great sized bedrooms
- Master bedroom with en-suite and walk-in wardrobe
- Generously sized lounge
- Well-fit kitchen and utility
- Conservatory with extensive garden
- Large driveway with garage
- Well sought-after location

**Description:**

Welcoming you to this large corner-plot detached family home, offering four fabulous bedrooms, a generously sized lounge and dining room, a well-fitted kitchen, and an extensive garden, with the added benefits of a conservatory, large driveway, and garage, as well as great character throughout, all in the sought-after location of Church Hill North, Redditch.

On arrival, the property presents a large driveway with space for multiple vehicles, alongside a lawn with shrubs and plants. The property also benefits from a garage fitted with electricity and lighting, as well as an electric garage door.

On entry, the ground floor comprises the entrance hall, leading directly into the fabulous lounge, which features a large bay window and an additional window overlooking the garden, creating a bright and airy atmosphere, complemented by an electric fireplace. Following through is the dining room, providing a great space for a large dining table, and the conservatory with French doors opening out onto the rear garden. From both the hallway and dining room you can access the kitchen, well-fitted with ample storage cupboards and counter space. This leads into the utility room, offering additional counter space, plumbing for appliances, and a door directly into both the garage and the rear garden.

The first floor leads from the landing, which includes a double storage cupboard, into the fabulous master bedroom with two large windows bringing in plenty of natural light. The master suite also features an en-suite with frosted glass, an impressive corner bath with shower head, toilet, and wash basin, as well as a large walk-in wardrobe with sliding doors for maximum storage space. The second bedroom is also bright and spacious, while the two further bedrooms are well suited for single beds, guest rooms, or office use. Completing the floor is the family bathroom, featuring a toilet, wash basin, large corner shower cubicle, and ample space for storage units.

The rear garden includes a paved area beyond the utility and decking beyond the conservatory, a lawn wrapping around the property, and a large, paved section to the side – perfect for outdoor dining and entertaining. The garden also features a storage shed and greenhouse, ideal for gardening, as well as a side gate leading back to the front drive. The sun rises at the front of the property and sets behind the rear garden, making both the drive and garden – and every room of the home – a sun trap throughout the day.



Well situated in Church Hill North, the property provides easy access to local amenities, Arrow Valley Park, open countryside, well-regarded schools, and national road networks (M5 and M42). Redditch Town Centre is just a short drive away, offering a wide range of shops, restaurants, bars, and a cinema, along with the local bus and train stations.

**Details:**

**Entrance Hall**

**WC**

**Lounge** 16'10" x 18'6" (5.13m x 5.64m) Both Max

**Dining Room** 13'1" x 5.21 (4m x 5.21) Both Max

**Kitchen** 17' x 6'7" (5.18m x 2m) Both Max

**Utility** 10'4" x 8'7" (3.15m x 2.62m)

**Conservatory** 9'7" x 11'11" (2.92m x 3.63m) Both Max

**Garage** 18'2" x 8'10" (5.54m x 2.7m)

**Landing**

**Master Bedroom** 12'7" x 8'11" (3.84m x 2.72m)

**En-suite** 4'9" x 8'11" (1.45m x 2.72m)

**Walk-in Wardrobe** 4'8" x 7'3" (1.42m x 2.2m)

**Bedroom Two** 13'10" x 8'10" (4.22m x 2.7m)

**Bedroom Three** 8'6" x 8'11" (2.6m x 2.72m)

**Bedroom Four** 8'5" x 8' (2.57m x 2.44m)

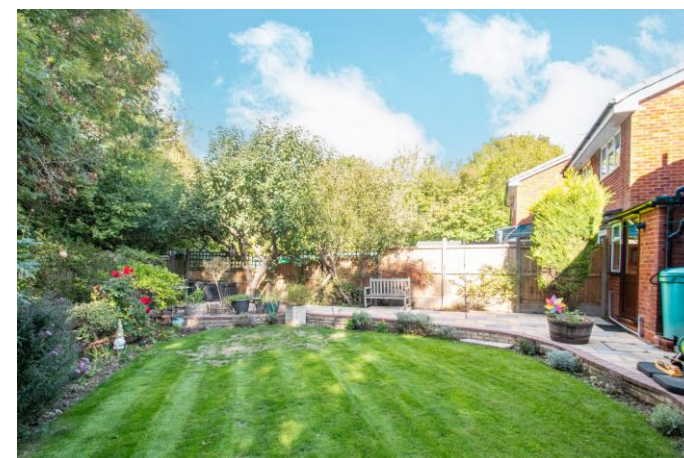
**Bathroom** 6'4" x 7'10" (1.93m x 2.4m)

**EPC Rating:** C

**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.



## 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](http://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.

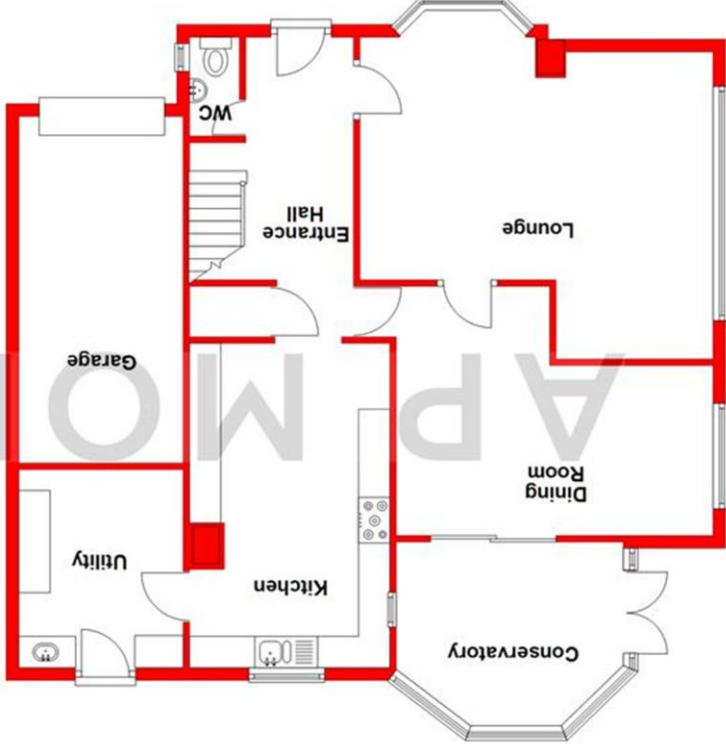
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

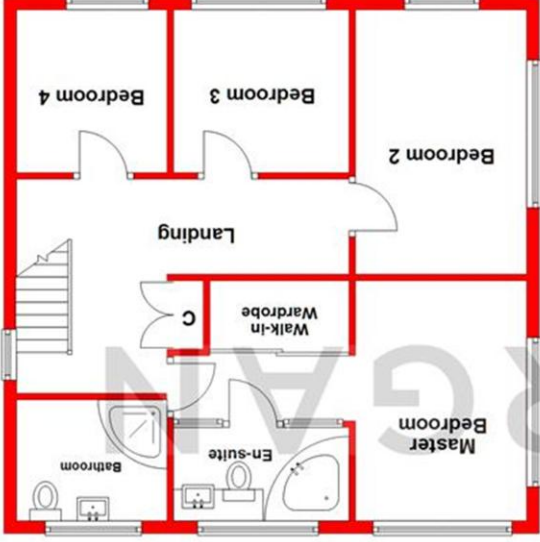
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**Ground Floor**  
Approx. 106.9 sq. metres (1151.1 sq. feet)



**First Floor**  
Approx. 66.4 sq. metres (714.9 sq. feet)



**Total area: approx. 173.4 sq. metres (1866.0 sq. feet)**

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. Plan produced using Planlup.

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