

AP MORGAN



Moorgate Close, Church Hill North, Redditch
Offers in the region of £260,000

Features:

- Two-bedroom semi-detached home
- Open-plan lounge/dining room
- Modern fitted kitchen
- Handy utility room and garage
- Family bathroom
- Enclosed garden with patio
- Driveway parking

Description:

A delightful two-bedroom semi-detached property offers a perfect opportunity for first-time buyers, small families, or those looking to downsize. The home boasts a well-thought-out layout, generous living spaces, and a private rear garden ideal for entertaining and relaxation.

Upon entering through the welcoming porch, you are greeted by a spacious open-plan lounge/dining room that provides a warm and inviting space for both relaxation and dining. The modern kitchen, located at the rear of the property, is fitted with contemporary units and ample countertop space, making it perfect for cooking and hosting. A convenient utility room offers additional storage and access to the integral garage, providing excellent practicality.

Upstairs, the home features two well-proportioned bedrooms, both offering comfortable living space and plenty of natural light. The family bathroom is modern and neatly finished, complete with a bathtub and overhead shower.

Outside, the rear garden enjoys a pleasant combination of lawn and patio areas, ideal for outdoor dining or children's play. The garden is fully enclosed for privacy and includes space for outdoor furniture, play equipment, and storage sheds. The front of the property offers a private driveway with parking and access to the garage.

Well positioned in Church Hill North, this property's position provides access to well-regarded local schools, shops, and amenities. The Redditch Town Centre is roughly 3.9 miles away, boasting an assortment of further amenities including shops, restaurants, and a cinema along with the local bus and train stations. It is also conveniently placed to access national motorway networks (M5 and M42).



Details:

Porch 3'4" x 6'2" (1.02m x 1.88m)

Lounge/Dining Room 21'7" x 13'3" (6.58m x 4.04m)

Kitchen 8'7" x 7'1" (2.62m x 2.16m)

Utility 5'5" x 7'1" (1.65m x 2.16m)

Garage

Landing

Bedroom 1 12' x 13'5" (3.66m x 4.1m) max dimensions

Bedroom 2 9'6" x 7'2" (2.9m x 2.18m)

Bathroom 6'3" x 6' (1.9m x 1.83m)



EPC Rating: D

Council Tax Band: C (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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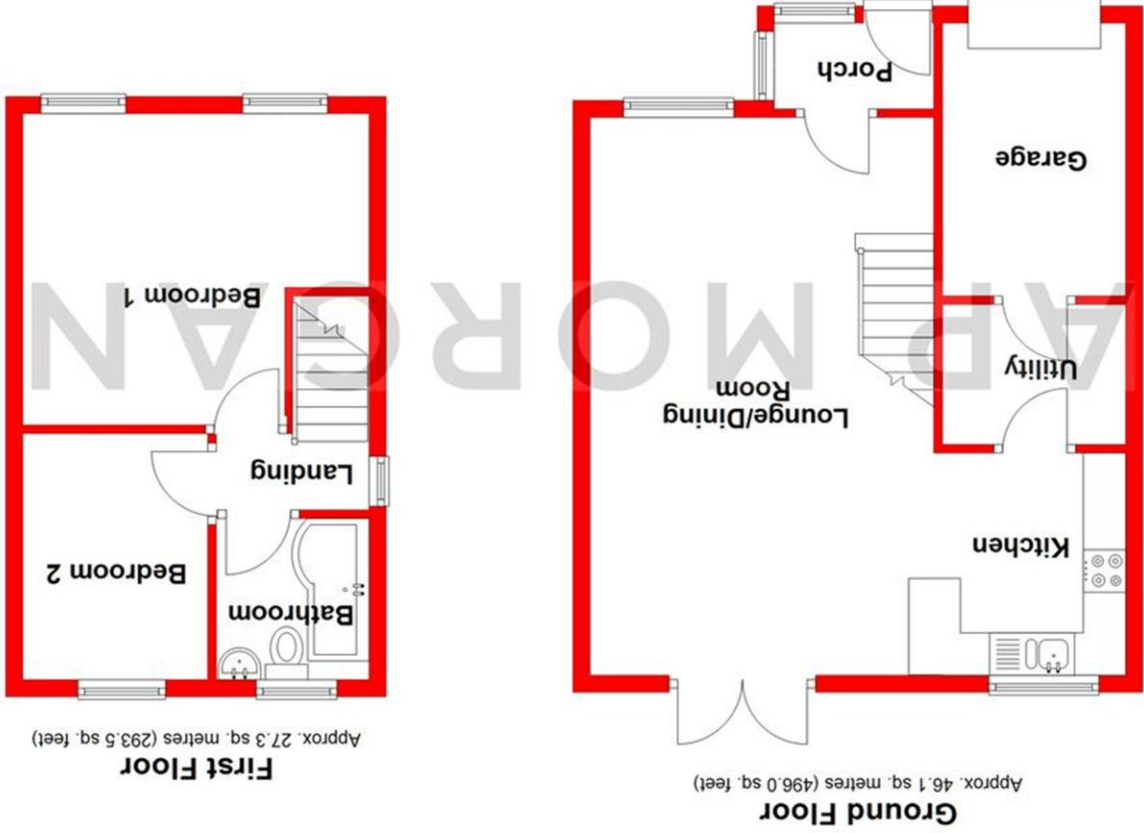
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Total area: approx. 73.4 sq. metres (789.6 sq. feet)

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Plan produced using PlanUp.

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