oulsnam







27 Eldersfield Close, Church Hill North, B98 9NG

EPC: TBC

NO ONWARD CHAIN OULSNAM ARE DELIGHED TO OFFER THIS THREE BEDROOM DETACHED BUNGALOW occupying an enviable plot, with parking for several vehicles. The property is well placed in a private position within a quiet cul-de-sac in the highly sought-after residential area of Church Hill North.
EP RATING:
COUNCIL TAX BAND:

LOCATION:

Situated in the highly sought after location in Church Hill North and within close proximity to Arrow Valley Country Park, major road networks, local shops and Schools, this spacious detached home must be viewed to be appreciated.

SUMMARY OF ACCOMMODATION:

Offered for sale with NO UPWARD CHAIN, this well-presented three-bedroom detached bungalow occupies an enviable plot and benefits from ample off-road parking for several vehicles, a block-paved driveway, single garage, and attractive low-maintenance rear garden.

A side porch provides access to the front entrance door, opening into a welcoming reception hallway. The hallway features sliding mirrored doors concealing a useful storage cupboard and provides access to the principal accommodation.

The spacious L-shaped living/dining room is a particular feature of the property, enjoying a dual-aspect outlook that floods the room with natural light. A feature fireplace creates an attractive focal point, whilst an archway leads through to the dining area, which benefits from a serving hatch to the kitchen.

The kitchen is fitted with a range of wall and base units with rolled-edge work surfaces over, incorporating a stainless steel sink with mixer tap. There is a gas hob, housing unit for a double oven, breakfast bar, under-counter space for a fridge, plumbing for a washing machine and slimline dishwasher, together with a window to the side elevation and door providing access to the side of the property. An airing cupboard offers additional storage.

The family bathroom is fully tiled and fitted with a panelled bath with shower over, telephone-style mixer taps, pedestal wash hand basin and low-level WC.

Bedroom One is a generous double room with fitted wardrobes and the benefit of an en-suite shower room comprising a corner shower cubicle, pedestal wash hand basin, low-level WC and obscure glazed window to the rear elevation.

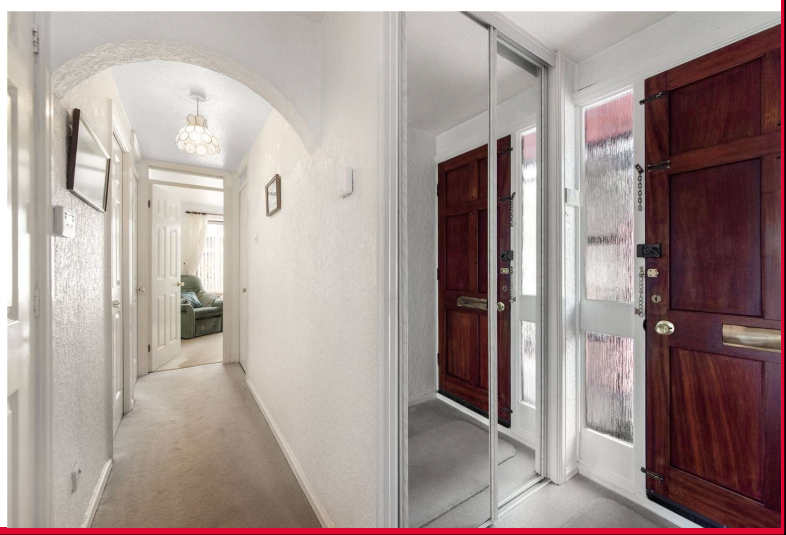
Bedroom Two is a further double bedroom positioned to the front of the property and also benefits from fitted wardrobes.

Bedroom Three, currently utilised as a home office, features fitted wardrobes and sliding patio doors leading into the conservatory, offering versatile additional living space with views over the garden.

Externally, the rear garden has been designed for ease of maintenance and enjoys a patio seating area, ideal for outdoor entertaining and summer evenings. The remainder is laid to lawn and complemented by mature shrubs and established planting, creating an attractive outdoor environment.

Early viewing is highly recommended to appreciate the accommodation, plot size and convenient location on offer.





Eldersfield Close

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 115.3 sq m / 1241 sq ft

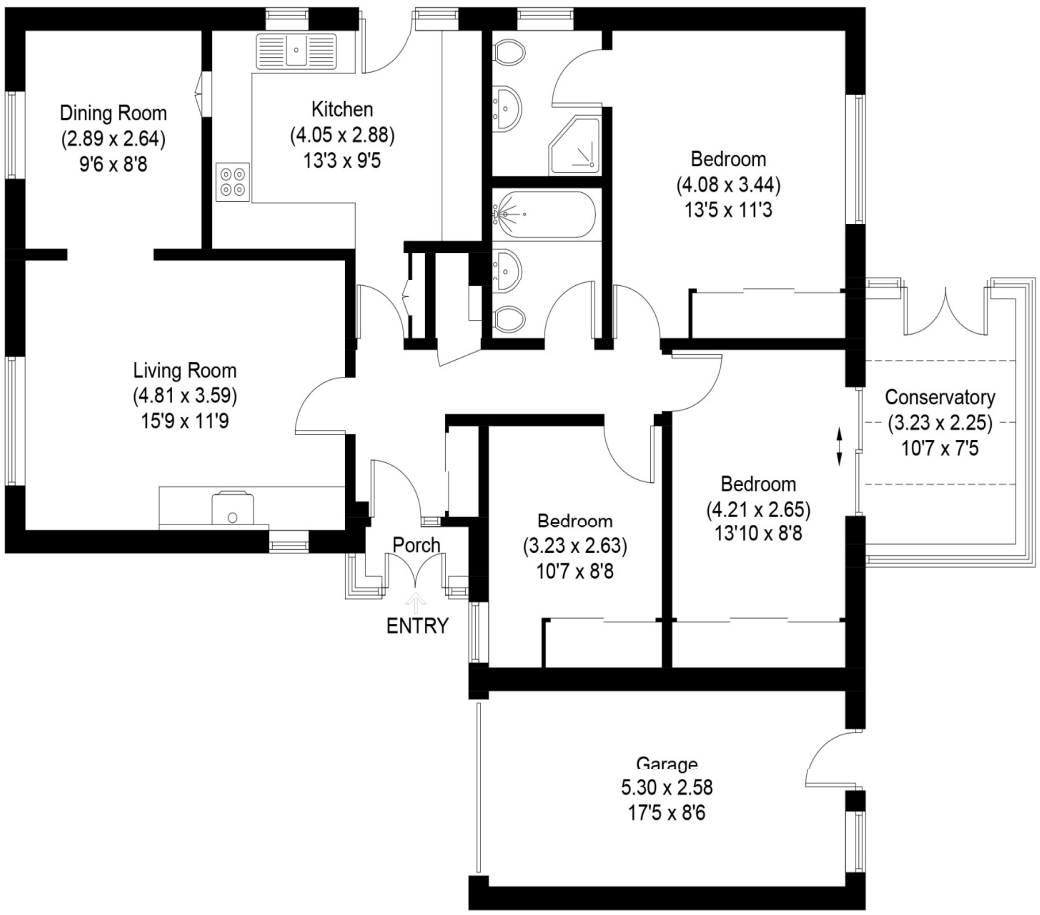


Illustration for identification purposes only, measurements are approximate, not to scale.









THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

10a Church Green East, Redditch, B98 8BP
Tel: 01527 584499 | redditch@oulsnam.net