AP MORGAN



# Upper Field Close, Church Hill, Redditch

Offers in excess of £200,000

**Features:**

- **OFFERED WITH NO ONWARD CHAIN**
- End of terrace with three bedrooms
- Two double bedrooms, each with a storage cupboard
- Single bedroom, ideal for a nursery or home office
- Spacious lounge open to the kitchen/diner
- French doors from the living space to the garden
- Low maintenance rear garden with storage outbuilding
- Resident parking at the front

**Description:**

Room to grow. Room to breathe. Room for everyone.

Upper Field Close sits in the heart of Church Hill, one of Redditch's most convenient neighbourhoods. This end of terrace offers three bedrooms, a bright open plan living space and a low maintenance garden. Shops, schools and road links are all close by. And it comes with no onward chain.

Our agents say...

Let's start with the space, because there's plenty of it.

The lounge flows straight into the kitchen/diner, so nobody gets left out. Cook while the kids do homework at the table. Host Sunday lunch without shouting through a wall. Then open the French doors and let the whole thing spill into the garden.

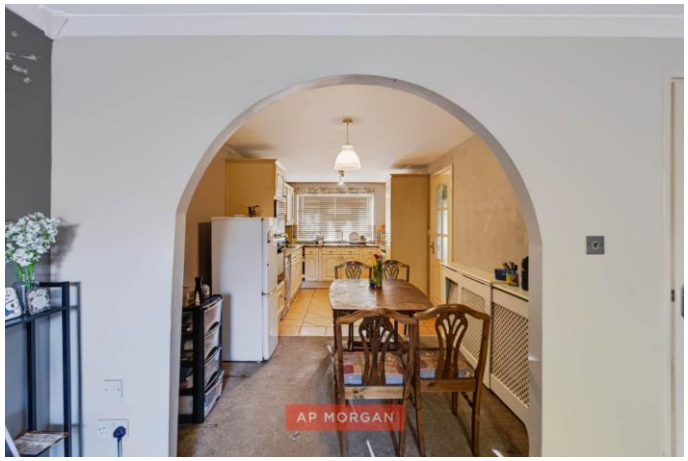
That garden is a clever one. It's low maintenance, which means more time sitting in it and less time mowing it. Pop the kettle on, put the chairs out and enjoy. The outbuilding takes care of bikes, tools and all the bits that never seem to have a home.

Upstairs, two double bedrooms each come with their own storage cupboard. That's a rare find, and it keeps the clutter out of sight. The single bedroom works as a nursery, a child's room or a home office. The family bathroom sits alongside, and a handy downstairs WC saves the morning queue.


















Then there's the location. Church Hill puts you close to everything you need: shops for the weekly shop, well-regarded schools for the morning run and good road links for getting further afield. Resident parking at the front makes coming home easy.

It's a spacious, practical home in a spot that just works. Want to see it for yourself? Get in touch with the AP Morgan team and we'll get you booked in.







**Details:**
**Porch**

**Hall**

**WC**

**Kitchen/Diner** *18'3" x 9'1" (5.56m x 2.77m)*

**Lounge** *10'9" x 15'5" (3.28m x 4.7m)*

**Landing**

**Bedroom One** *15'3" x 8'9" (4.65m x 2.67m)*

**Bedroom Two** *11'4" x 8'4" (3.45m x 2.54m)*

**Bedroom Three** *9'8" x 6'9" (2.95m x 2.06m)*

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

**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.

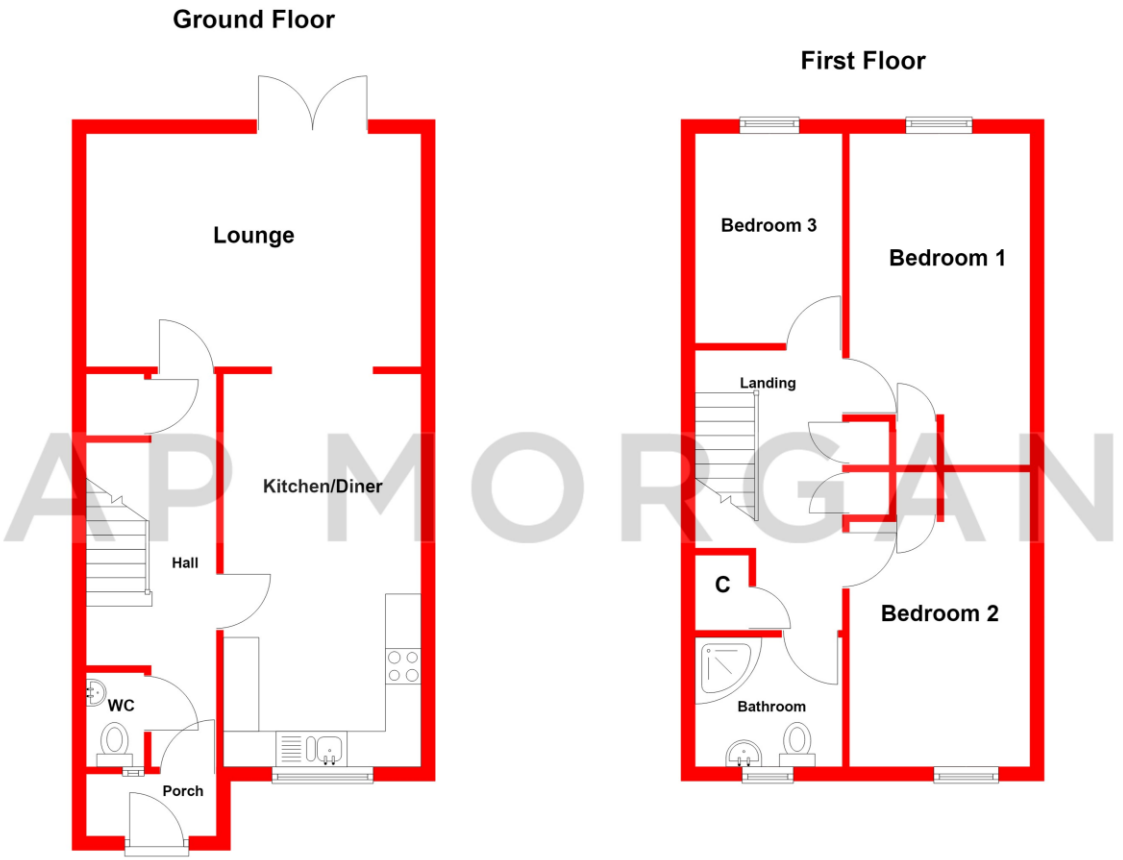
## How can we help you?

**Need a mortgage?**
We recommend Wiser 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.wisermortgageadvice.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 £99 + 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.




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Total area: approx. 86.2 sq. metres (928.0 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 PlanUp.

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