
AP MORGAN
Kingscote Close, Church Hill North, Redditch
Offers in the region of £350,000

Features:

- Corner plot, link detached home in Church Hill North
- Three bedrooms: two doubles and a single
- Spacious lounge with bay window and media wall with feature fire
- Open plan kitchen/diner with French doors to the garden
- Low maintenance rear garden, perfect for barbecues
- Driveway parking and garage with internal access
- Large storage shed beside the garage
- New combi boiler, new carpets, insulation, alarm and CCTV

Description:

A corner plot, a garage and a garden made for barbecues. Church Hill North just got interesting.

Kingscote Close sits on a quiet, tidy street in Church Hill North, just a short drive from Redditch town centre. This link detached home takes up a generous corner plot, so you get more space around you than most. Three bedrooms, a bright bay-fronted lounge, a kitchen/diner that opens onto the garden and a driveway with room for the whole family. It ticks a lot of boxes. And it ticks them well.

We asked them what made them buy it...

“Thirty-six years ago, we pulled up to that generous corner plot and saw a driveway with room for more than one car. It was an instant win. Then we stepped inside and saw the bright, spacious rooms and the lovely garden. We knew it was the one. We had a young family at the time, so the schools mattered. Abbeywood First School and Church Hill Middle School are both an easy walk, so we never needed the car. The neighbourhood is quiet and the neighbours are lovely. The street is tidy, and the local shops are a short walk away. You’ve got the doctors, dentist, hairdressers, post office, a takeaway and a supermarket. Arrow Valley Lake is walkable too. It’s great for dog walking and the play areas are really well looked after. And if you fancy a pub, you can wander through the woods to the Village Inn in Beoley, or walk to Meadow Farm for a bite to eat. The bus stops by the local shops, with the Redditch circular running every twenty minutes, and you get easy access to the M42.”

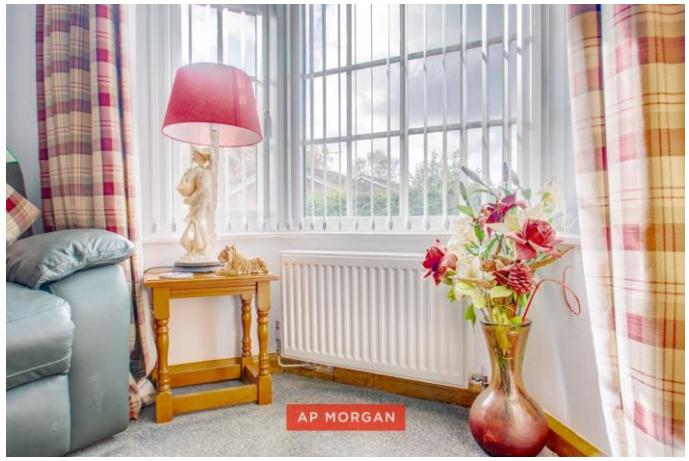
What about the house itself?

“The living room is our happy place. It’s where we relax, and the media wall with the feature fire always gets a reaction when people visit for the first time. We had the kitchen and dining room altered into one room instead of two separate ones, and it gave us so much more space. We added French doors so we could open the whole room up to the garden. Summer means barbecues with the family and relaxing in the sunshine. We’ve kept the place up over the years too. There’s a new combi boiler, a Worcester Bosch, fitted recently and serviced every year. We’ve fitted new radiators in the living room last year. We laid new carpets in the lounge, hall, stairs and landing ten months ago. There’s a monitored alarm system and CCTV as well. Outside, the garage has plumbing for a washing machine and a vent for a tumble dryer, and there’s a large storage shed beside it. Honestly, it’s a home that suits anybody. It ticks all the boxes for any scenario.”













Our agents say...

Thirty-six years in one house tells you plenty. Nobody stays that long somewhere that doesn't work.

And this one works. The lounge is the heart of it. Bay window, media wall, feature fire. Winter evenings sorted. Next door, the kitchen/diner flows straight out to the garden through French doors. Throw them open on a summer afternoon and let the barbecue do the talking.

Upstairs, two doubles and a single give you options. Nursery, home office, guest room or a space for the teenager who needs a door to close. The garden is low maintenance, so weekends belong to you and not the lawnmower. The garage connects to the house, with plumbing already in for the washing machine. Park on the driveway, stash the bikes, or claim it as your work-from-home space.

Then there's the location. Schools within walking distance. Shops down the road. The town centre close by. Woods and lakeside walks on your doorstep. Quiet, friendly and well connected.

Want to see it for yourself? Get in touch with the AP Morgan Redditch team on 01527 406956. Come and see what thirty-six years of happy memories feels like.

Details:
Hallway

Lounge *4.35 x 3.87*

Kitchen/Diner *4.78 x 3.21 (max)*

Garage *2.48 x 5.49*

Landing

Bedroom 1 *4.06 x 2.85*

Bedroom 2 *3.63 x 2.85 (max)*

Bedroom 3 *2.76 x 1.93*

Bathroom *1.80 x 1.89*

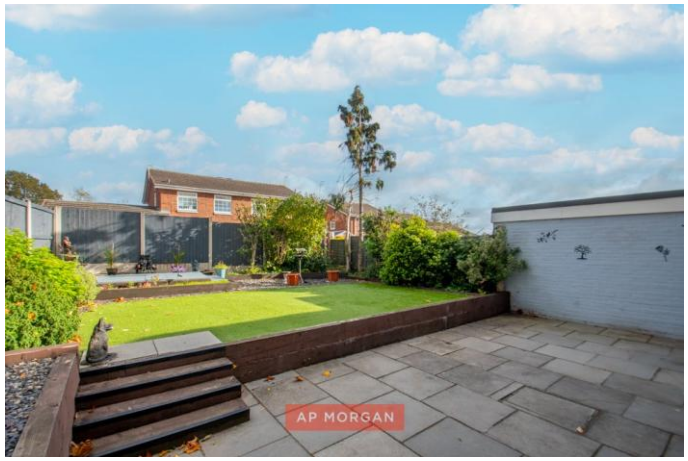
EPC Rating: To be confirmed
Council Tax Band: C (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.













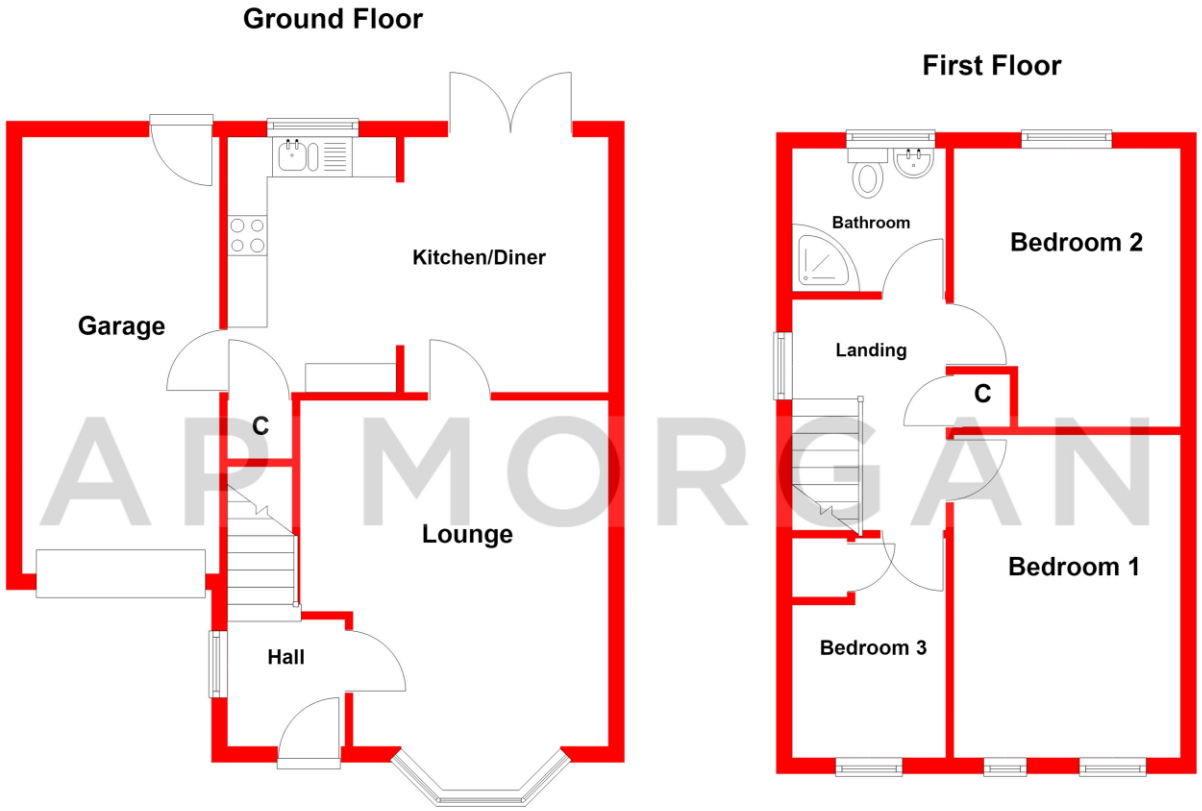
How can we help you?

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.



Total area: approx. 88.5 sq. metres (953.1 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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