

AP MORGAN

Oldbury Close, Church Hill North, Redditch

Offers in excess of £200,000

Features:

- Mid-terraced home with two double bedrooms
- Spacious lounge diner with feature fireplace
- Well-fitted kitchen
- Long garden with gate to rear access
- Resident parking at the front
- Partly boarded loft and plenty of cupboard storage
- Well suited to first-time buyers and small families
- Arrow Valley Country Park and lakeside café nearby

Description:

Cosy evenings in the lounge, a long garden and parking out the front. Home, made simple.

Set in the Church Hill area of Redditch, this mid-terraced home is easy to live in and easy to love. A lounge diner with a fireplace at its centre, two bedrooms and a long garden with a gate to the rear make it a flexible fit for first-time buyers, couples and small families. Resident parking sits at the front, and Arrow Valley Country Park, with its lake and lakeside café, is a local favourite for weekend walks.

We asked the owner what made him buy it...
"I felt instantly at home when I looked round. It was in a great location, the rooms were a good size, had a lovely garden, so I knew straight away that I wanted to buy it. I liked that it's a quiet area that isn't surrounded by lots of other houses, rather has lots of woodland and being a small cul-de-sac it makes it feel like a real community neighbourhood. I've never stopped loving having the Arrow Valley Country Park just a short distance away, and very much enjoy walking round it with my kids."

What about the house itself?
"I've never stopped loving coming home of an evening and feeling cosy and warm in my home. The living room is also the dining room, so it's where I spend most of my time with the family, for meals, movies or games nights. The fireplace always gets a comment because it's such a central feature of the room. And when the sun comes round the back of the house, it reflects through the window and creates a rainbow in the lounge, which I love. The garden has been great for summer BBQs and family parties. It's a very manageable size, and it's been very easy to work from home here. I've loved it, and it's become my home with me and the kids."

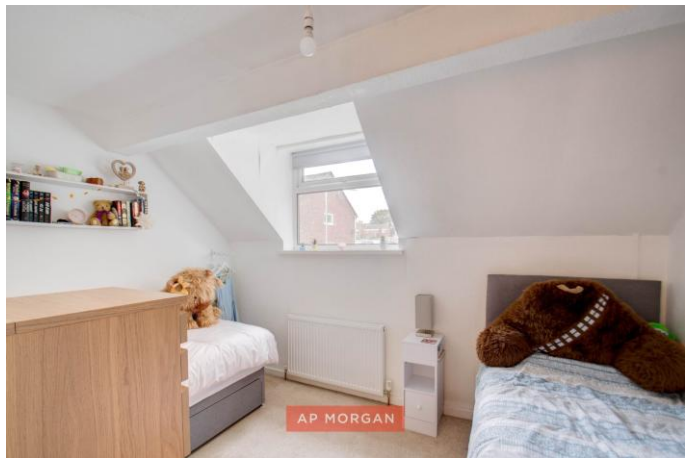












Our agents say...
This is a house that makes everyday life easy. The lounge diner is the heart of it, with a fireplace as the centrepiece and room for family meals, film nights and games. The two bedrooms suit a couple, a small family, or a single buyer who wants a spare room as an office, and the owner says working from home has been simple here. Cupboard space and a partly boarded loft add storage, there's easy parking at the front, and the lovely garden, with a gate to the rear, is made for summer barbecues. For first-time buyers and small families, it's a lovely place to start. Get in touch today and we'll arrange your viewing.

Details:
Porch

Lounge/Diner *5.94 x 3.58*

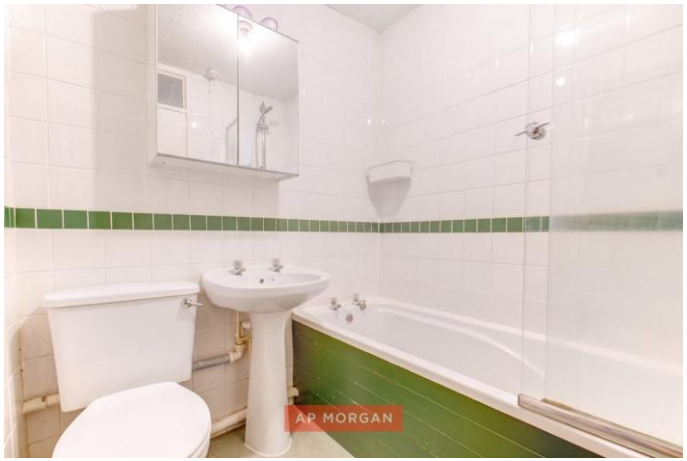
Kitchen *2.51 x 2.41*

Landing

Bedroom 1 *3.58 x 2.49*

Bedroom 2 *3.20 x3.58*

Bathroom *1.70 x 1.63*









EPC Rating: D
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.

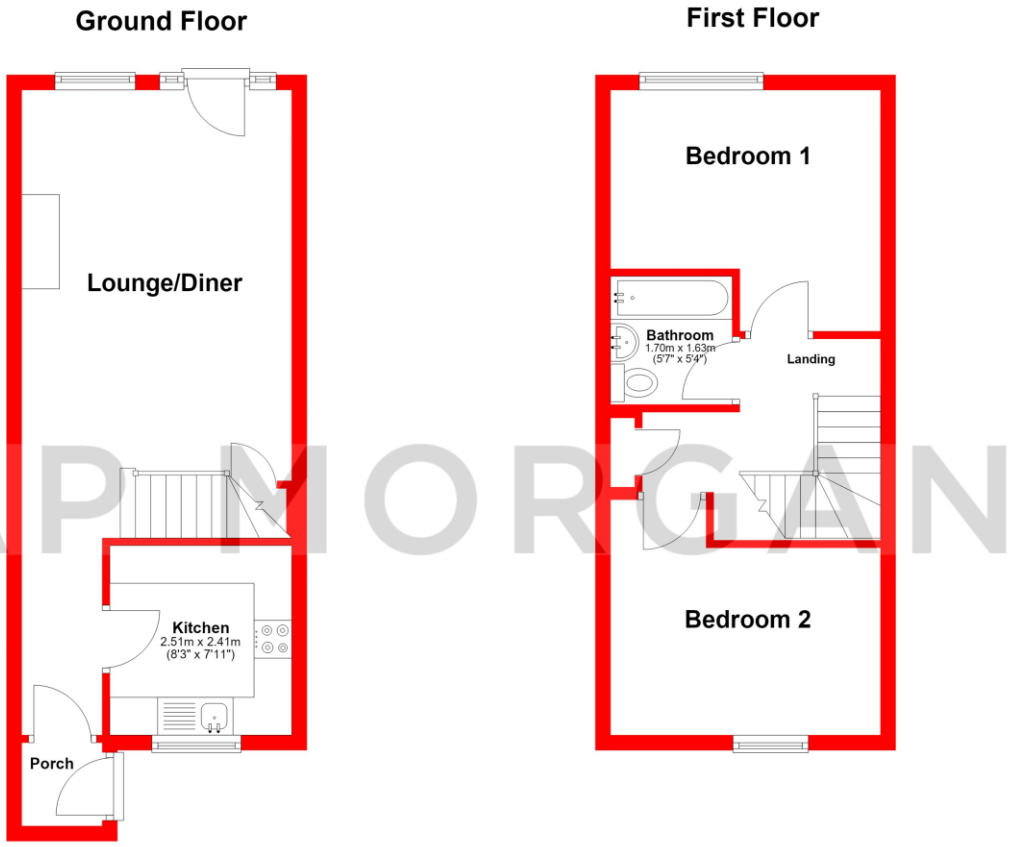
How can we help you?

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. 62.6 sq. metres (673.7 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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