



**Sandhurst Close, Redditch**  
Offers in Excess of £140,000



**Features:**

- A mid-terrace house
- Lounge
- Dining room
- Fitted kitchen
- 2 double bedrooms
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D

**Description:**

With no onward chain, AP Morgan is pleased to present this two double bedroom mid-terrace property set in a pleasant cul-de-sac within sought after residential area of Church Hill North, providing good access to local amenities, schools and bus stop. The property briefly comprises: Entrance hall, lounge with feature fireplace and bow window, dining room with door to rear garden, fitted kitchen with matching units and cupboards, inset sink and drainer, space for washing machine, tumble dryer, fridge and freezer. Upstairs presents 2 double bedrooms each with fitted wardrobe, fitted bathroom, with shower over the bath, separate w.c., and an airing cupboard. The property further benefits from an enclosed rear garden, an outside storage cupboard to front, double glazing and gas central heating system.





## Details:

### Hall

### Lounge

13' 3" x 12' 0" (4.04m x 3.65m)

### Dining Room

9' 9" x 9' 1" (2.97m x 2.77m)

### Kitchen

11' 0" x 9' 6" (3.35m x 2.89m)

### Stairs rise to first floor

### Bedroom 1

13' 5" max x 10' 9" (4.09m x 3.27m)

### Bedroom 2

13' 5" max x 10' 4" (4.09m x 3.15m)

### Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

### W.C.



## EPC Rating:

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.

How can we help you?

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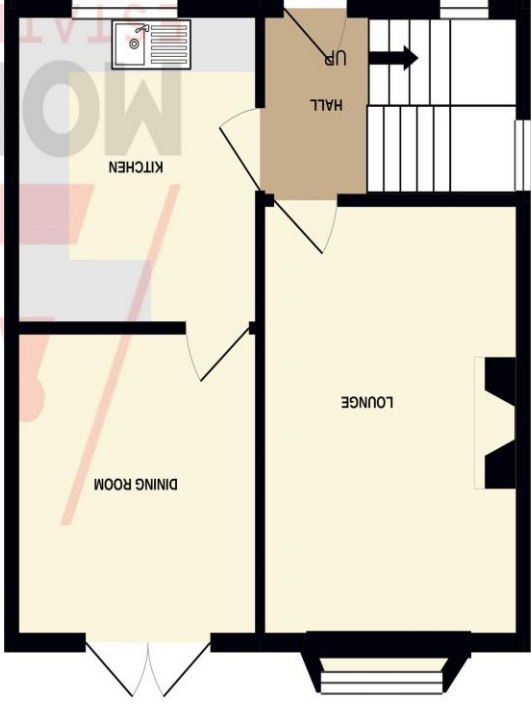
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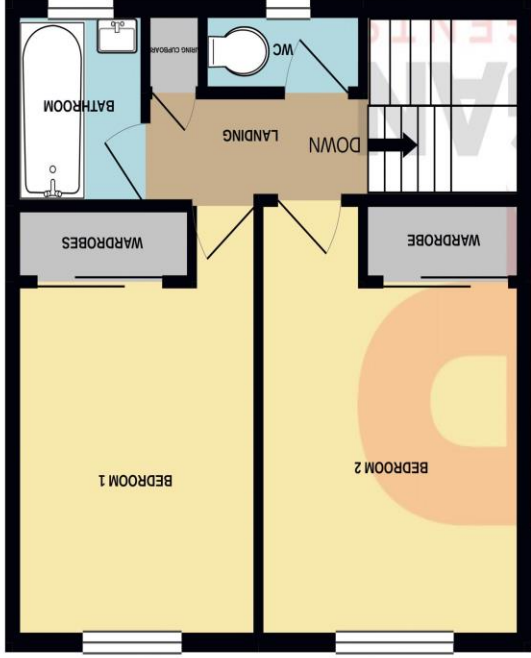
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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.  
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.  
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