



**Exhall Close, Redditch**  
Offers in Excess of £150,000



**Features:**

- End-terrace house
- Three bedrooms
- Open plan kitchen diner
- Spacious lounge
- Ground floor W/C
- Family bathroom
- Rear garden
- EPC - D

**Description:**

A well-sized end of terraced, three-bedroom house situated in an ideal location close-by to local primary and secondary schools, an ideal home for first time buyers. In brief the property consists of a porch with two large cupboards for storage, hallway having stairs too first floor landing, further cupboard storage, spacious kitchen/diner fitted with a range of wall and base units, integrated dishwasher, space for a free standing fridge freezer, cooker and washing machine, great sized lounge with door to rear garden. Upstairs the first-floor landing accommodates a great sized bedroom one with built in cupboard storage and wardrobe space, fantastic sized double bedroom two, well-sized bedroom three and a family bathroom offering a bathtub with overhead shower. The property also benefits from gas central heating and double glazing throughout as well as insulated loft space. The rear of the property offers an initial patio space for garden furniture, leading to a grassy lawn and fenced borders with side access gate. The front of the property provides a well-maintained fenced front patio space with path leading to the front door. Situated in Chirch Hill South the property is nearby to good primary and secondary schooling, Arrowvalley country park, shops and eateries. The property also has ease of access to major road links into Redditch town centre offering the Kingfisher Shopping Centre and bus and rail links for further travel.





## Details:

Porch

Hallway

Kitchen/Diner

15' 7" x 11' 1" (4.75m x 3.38m) max

Lounge

10' 4" x 17' 7" (3.15m x 5.36m)

First Floor Landing

Bedroom One

13' 5" x 11' 2" (4.09m x 3.38m)

Bedroom Two

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom Three

9' 6" x 6' 3" (2.89m x 1.90m)

Bathroom

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 910 300.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

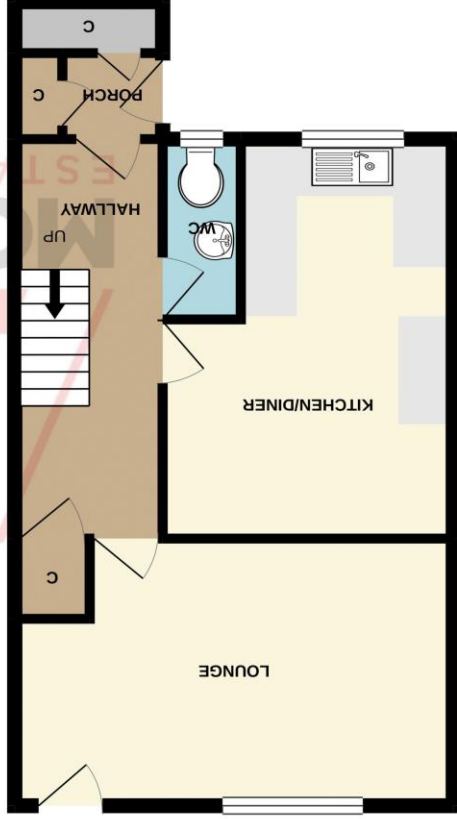
### Need a solicitor?

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.

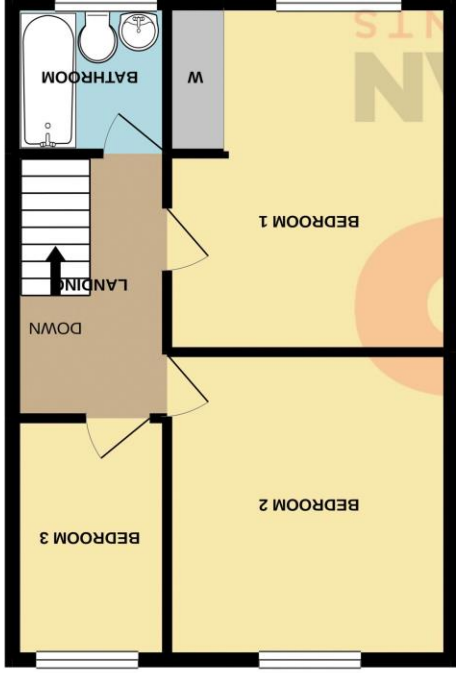
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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