



Upper Field Close, Church Hill North

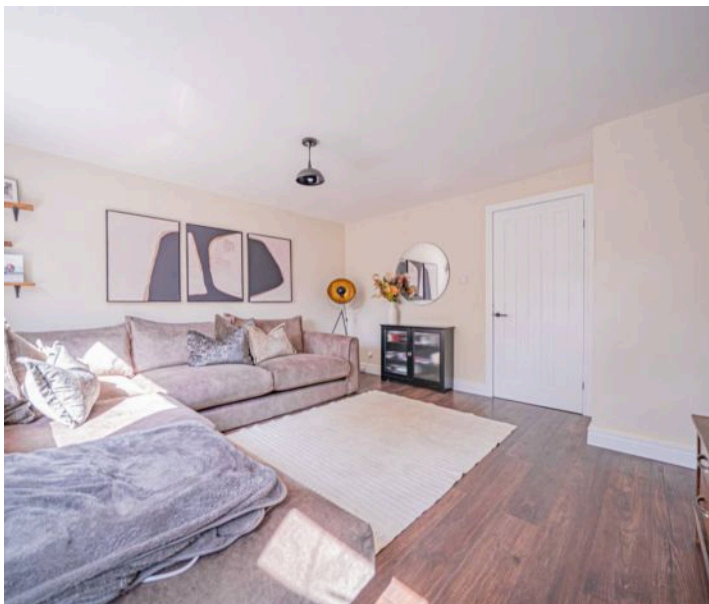
Offers Over £190,000





PROPERTY OVERVIEW

Set on a peaceful cul-de-sac, this well-presented two-bedroom end terrace property offers a wonderful opportunity for first-time buyers seeking a comfortable home or investors looking for a lucrative rental property. Boasting a convenient location just a short distance from all local amenities, this residence is sure to impress with its practical layout and comfortable living spaces. Upon entering, you are greeted by an entrance hallway that leads to the ground floor. Here, a spacious open-plan kitchen and dining area await, flooded with natural light that enhances the sense of space and airiness. The kitchen is well-equipped, ready to cater to every-day meal preparation and culinary adventures. Adjacent to the kitchen is a large living room, providing a lovely spot for relaxation and social gatherings, with views overlooking the rear garden. Making your way upstairs, you will find two generously sized double bedrooms, both offering ample space for rest and relaxation. The bedrooms are complemented by a family bathroom and a separate toilet, ensuring convenience and practicality for all residents.





Outside, the property features a well-maintained private rear garden, offering a peaceful retreat from the hustle and bustle of every-day life. A patio seating area provides the perfect setting for outdoor dining, entertaining guests, or simply enjoying a moment of tranquillity in the open air.

PROPERTY LOCATION

Church Hill North (sought after area), is close to the nearby town of Redditch, which offers convenient access to the motorway (M42, Junctions 2 and 3), as well as excellent rail and bus connections. The area also offers a range of leisure facilities, cultural attractions, the scenic Arrow Valley Park, reputable schools, and the popular Kingfisher Shopping Centre.

Council Tax band: B

Tenure: Freehold

- Two Bedroom End-Terrace Property
- Set On A Quiet Cul-De-Sac
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Diner
- Large Living Room
- Two Double Bedrooms
- Family Bathroom & Separate Toilet
- Lawn Rear Garden





OPEN PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 9" x 13' 4" (4.19m x 4.06m)

KITCHEN/DINER

19' 7" x 10' 0" (5.97m x 3.05m)

FIRST FLOOR

BEDROOM ONE

13' 6" x 10' 8" (4.11m x 3.25m)

BEDROOM TWO

13' 6" x 10' 8" (4.11m x 3.25m)

BATHROOM

5' 10" x 5' 3" (1.78m x 1.60m)

SEPARATE WC

4' 9" x 2' 9" (1.45m x 0.84m)

TOTAL SQUARE FOOTAGE

78.0 sq.m (840 sq.ft) approx.

OUTSIDE THE PROPERTY

WELL MAINTAINED REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

All carpets and blinds and some curtains.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Loft space - part boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

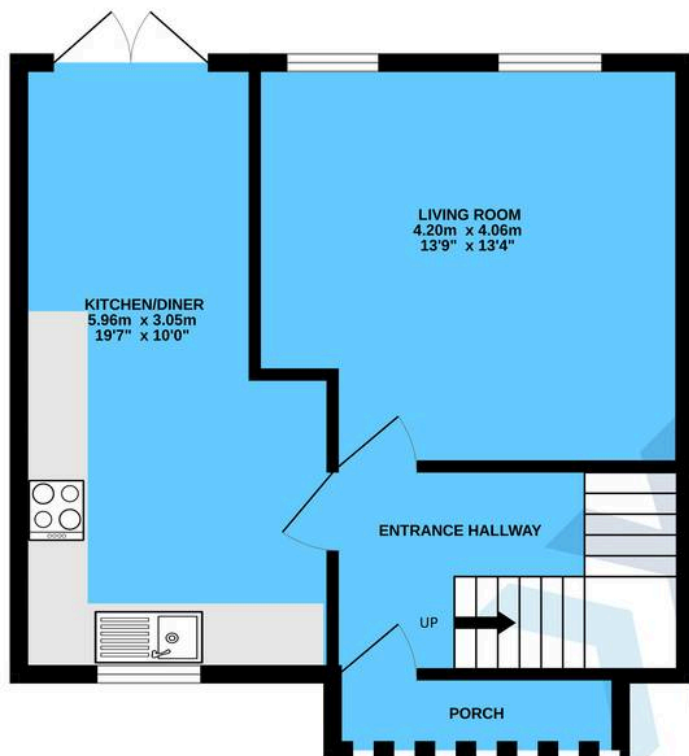
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

DISCLAIMER

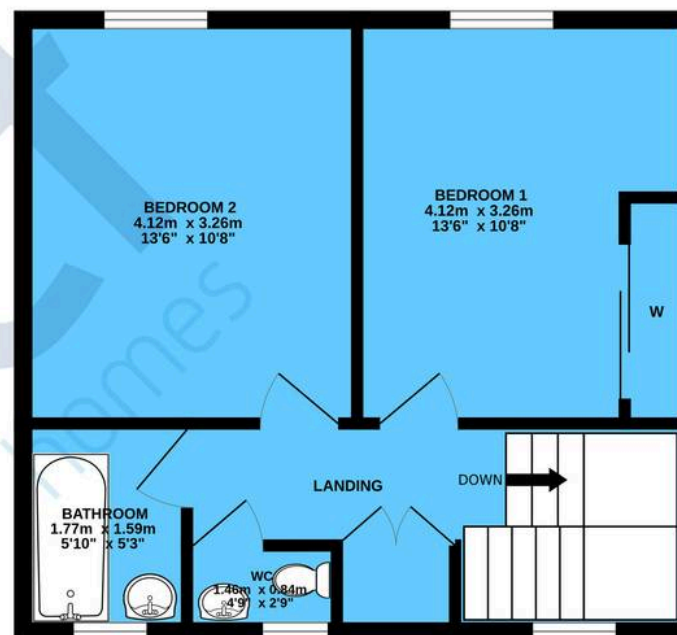
The vendor of the property is an employee of Xact Homes



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) 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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