



**Exhall Close | Church Hill | Redditch | Worcestershire**

**Offers in Excess of £150,000**



# Exhall Close

Church Hill | Redditch

End of terrace property – Three bedrooms

A three bedroom, end terraced house. Close to local shops, chemist, bus stops and takeaways, as well as reachable for Arrow Valley Lake and Park.

The layout briefly comprises: Enclosed porch with storage cupboards. Entrance hallway with w.c. to side. Kitchen/diner, with inset sink, oven and hob. Rear lounge, having door to a storage hallway and patio doors leading into a rear conservatory.

Upstairs has three bedrooms and a wet room. Outside the rear garden is enclosed and laid mainly with lawn. Other benefits include: Double glazing and gas central heating to radiators. Communal parking near by.



# Details

**Porch**

**Hallway**

**Ground floor w.c.**

**Kitchen/Diner**

15' 10" max x 11' 7" max (4.82m x 3.53m)

**Lounge**

14' 7" x 10' 7" (4.44m x 3.22m)

**Stairs rise from hall to first floor landing**

**Bedroom 1**

12' 10" x 11' 4" (3.91m x 3.45m)

**Bedroom 2**

13' 8" x 11' 3" max (4.16m x 3.43m)

**Bedroom 3**

9' 8" x 6' 4" (2.94m x 1.93m)

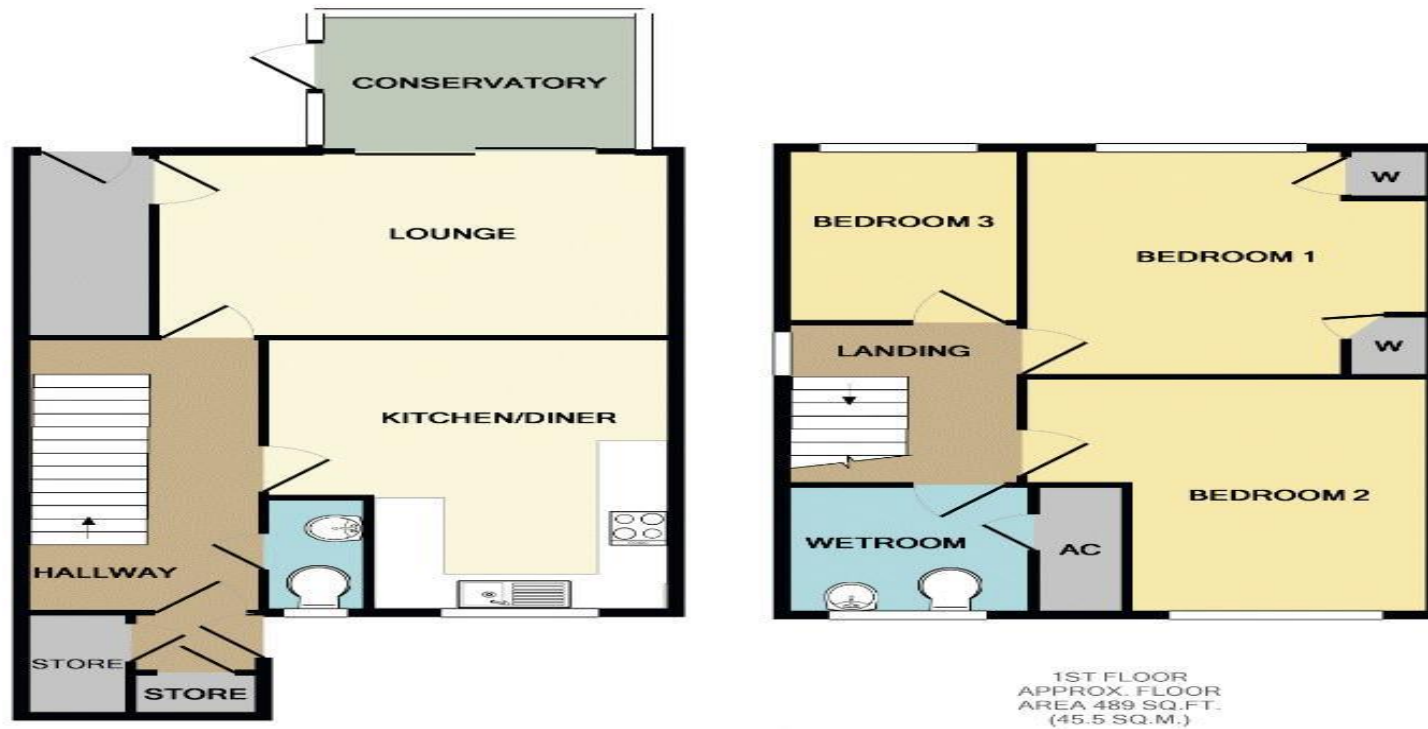
**Wet Room**



**Tenure:** We have been advised by our vendor that the property is (tbc by solicitors).

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

**Please Note:** These plans are for information only and not to scale.

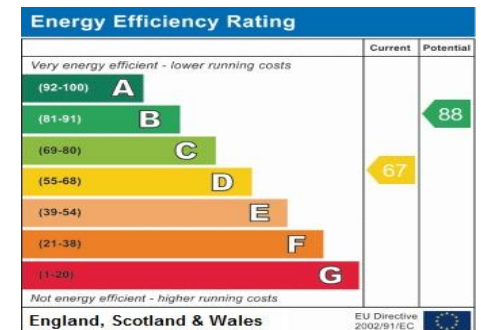


GROUND FLOOR  
APPROX. FLOOR  
AREA 598 SQ.FT.  
(55.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2019



**Office Opening Times:** Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday (Closed)

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **AP Morgan** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **AP Morgan** or the vendors. **Equipment:** **AP Morgan** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **AP Morgan** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.