



39 Tenbury Close

Redditch, B98 9LB

Andrew Grant

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Church Hill North, Redditch, B98 9LB

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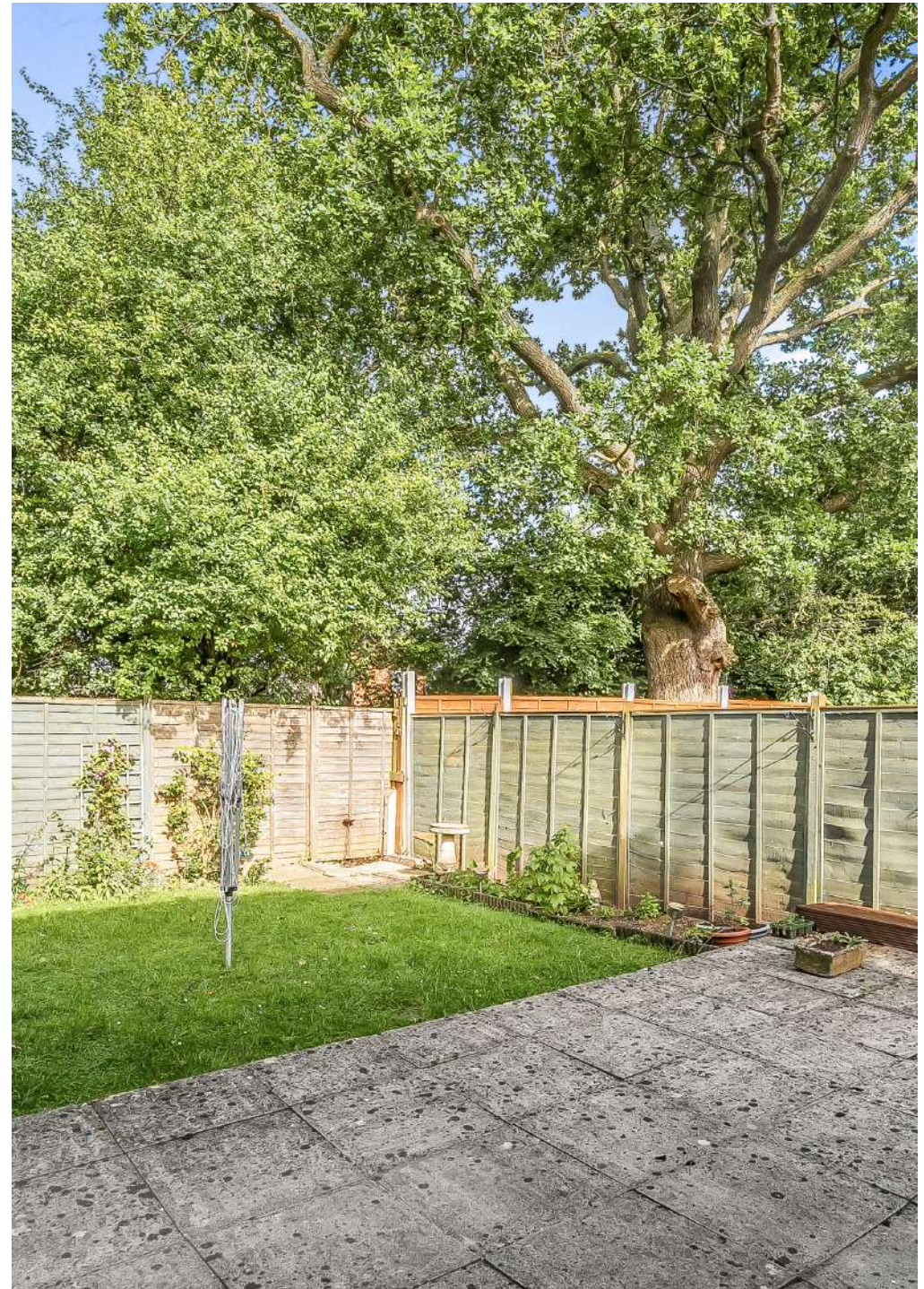
Offers in excess of £200,000

A semi-detached property situated in a cul-de-sac, within easy walking distance of Church Hill North's centre.

Key features

- Charming semi-detached home
- Peaceful cul-de-sac location
- Large kitchen diner with modern fittings
- Two spacious bedrooms with ample storage space
- Contemporary family bathroom
- Enclosed private garden with a large patio area
- Block-paved driveway with ample parking
- Excellent location close to essential amenities

Freehold / 640 sq ft





The Front

A block-paved driveway provides convenient off-road parking and leads to the property's side entrance. Adjacent to the driveway is a beautifully landscaped front garden, featuring a curved lawn, mature shrubs and a gravel bed, all of which enhance the home's curb appeal. Secure gated access at the side leads to the rear garden.



The Living Room

As you enter the property, a welcoming entrance hallway greets you, featuring a staircase leading to the first floor and a glazed door that opens into the living room. Bright and airy, the living room has a front-facing window and a fireplace as its focal point. The room boasts tasteful décor and opens into the kitchen diner at the rear.





The Kitchen

Pleasingly spacious, the kitchen area includes wall and base units with worktops that incorporate a stainless-steel sink with a drainer and mixer tap, set in front of a window overlooking the garden. Integrated appliances include a double eye-level oven, hob and extractor hood.

There is also a pantry-style cupboard and space under the counter for a washing machine, along with room to accommodate a tall fridge-freezer beside the units. Adjacent to the kitchen is a dining area with space for a table and chairs and French doors that lead to the garden.



Bedroom One

The master bedroom is exceptionally bright, featuring two front-facing windows that allow an abundance of natural light. This spacious double bedroom has ample space for wardrobes in addition to a good-sized double bed. There is also a built-in cupboard housing the boiler and hanging space within the recess.



Bedroom Two

A generously proportioned second bedroom awaits, featuring neutral décor and a lovely outlook over the garden and the leafy backdrop beyond.



The Bathroom

Modern and well-equipped, this bathroom includes a low-level WC, washbasin and a bath with a shower. Contrasting tiling on the walls and floor adds a stylish flair. Recessed ceiling spotlights and a window illuminate the room.



The Garden

A patio extends along the width and side of the property, creating an ideal space for al fresco dining. Beyond the patio, a lawned garden is bordered by panel fencing and mature trees beyond the borders frame the rear garden, providing a lovely, leafy backdrop. A garden shed is neatly tucked away on the patio at the side of the house.

Location

Church Hill North, like all districts in Redditch, boasts excellent amenities, including a designated centre with a new Morrison's that also houses a Royal Mail Post Office, making it extremely convenient. Additional amenities include a chip shop, Chinese takeaway, Maple View medical centre with a pharmacy, a dentist and a hairdressers. Church Hill North's centre is located on the circular bus route, making it easy to get to town without a car.

Redditch town centre has an abundance of shopping facilities, schools catering to children of all ages and a variety of recreational amenities. Additionally, the town boasts an excellent railway station and offers easy access to the motorway network.

Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council Tax Band - B

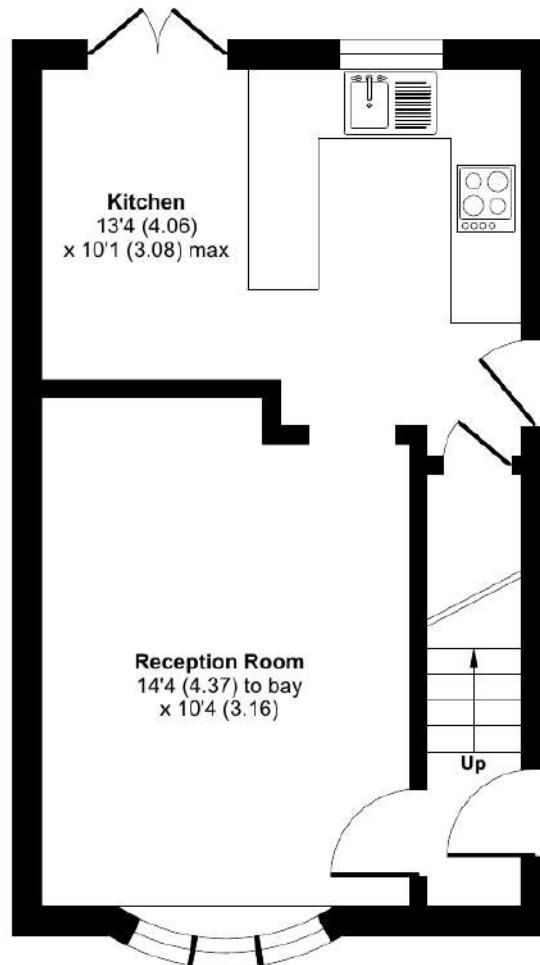


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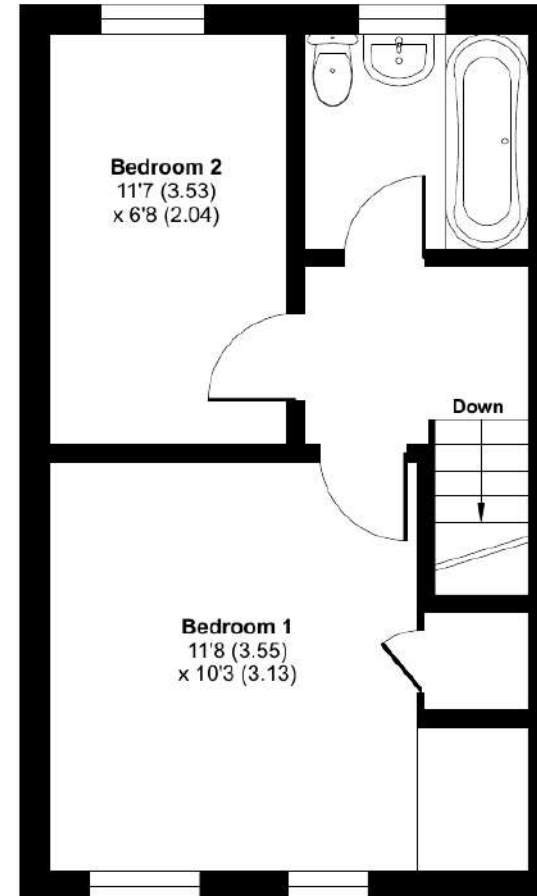
Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Andrew Grant. REF: 1148833



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