

AP MORGAN



Cookridge Close, Brockhill, Redditch
Offers in excess of £415,000

Features:

- Immaculate detached family home
- Impressive fitted kitchen/diner with utility room
- Generous lounge with bay window
- Master bedroom with en-suite
- Three further bedrooms
- Guest WC and family bathroom
- Landscaped garden and detached garage
- EPC Rating: TBC

Description:

An immaculately presented detached family home, boasting four bedrooms and a generous ground floor living space. Well positioned in an enviable cul-de-sac position in the sought-after Brockhill development in Redditch.

To the front of the property is a private driveway providing off-road parking for two cars (with electric car charging point), along with access to the detached garage.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing (laid to solid oak flooring), a handy understairs storage cupboard and a guest WC/cloakroom, immaculate fitted kitchen/diner with integrated appliances (fridge, freezer, dishwasher, gas hob and oven), a separate utility room with space for appliances and access to the rear garden, the generous lounge with a feature bay window and French Doors leading to the rear garden, and a good-sized study with a feature bay window.

The first-floor landing establishes: Master bedroom with dual aspect windows, fitted wardrobes and a handy en-suite shower room, double bedrooms two and three with space for wardrobes, good-sized bedroom four, and the family bathroom providing a bath with overhead shower, wash basin and WC.

To the rear is a good-sized south facing garden with an initial paved patio area, then laid to lawn with a decked seating area. The rear garden further benefits from an outdoor tap and bin store.

Well positioned in Brockhill, the property is ideally situated for popular local schools, park, shops and supermarkets. The local railway and bus stations, along with major road links are easily accessible.



Details:

Entrance Hallway

Kitchen/Diner 21'8" x 10' (6.6m x 3.05m)

Utility Room 11' x 6'4" (3.35m x 1.93m)

Lounge 18'7" x 10'9" (5.66m x 3.28m)

Study Room 11'2" x 10' (3.4m x 3.05m)

Guest WC

Master Bedroom 17'6" x 11'2" (5.33m x 3.4m)

En-Suite 5'2" x 8'9" (1.57m x 2.67m)

Bedroom Two 13'2" x 9' (4.01m x 2.74m)

Bedroom Three 9'3" x 10'1" (2.82m x 3.07m)

Bedroom Four 8'1" x 10'1" (2.46m x 3.07m)

Family Bathroom 7'8" x 6'4" (2.34m x 1.93m)

Detached Garage

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. 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 406 956, or visit their website for more information: www.wisermortgageadvice.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?

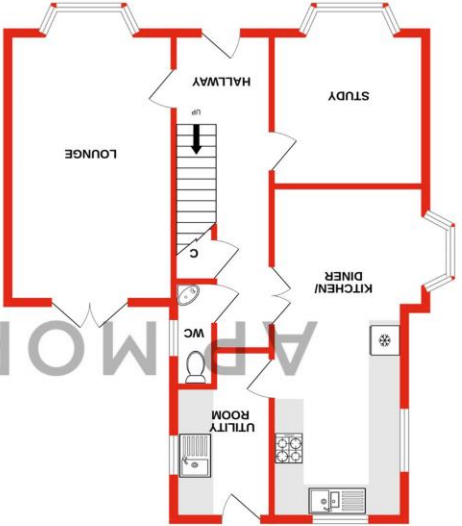
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Need a removal company and storage?

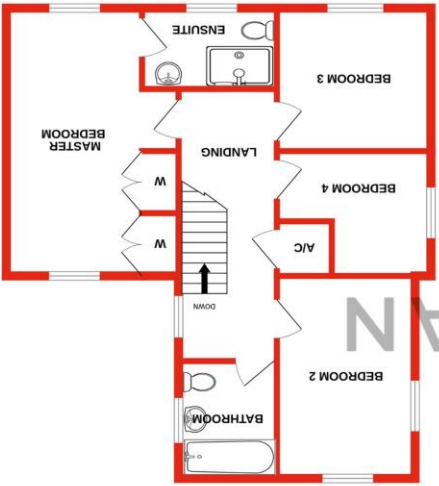
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



GROUND FLOOR (82.4 sq.m.) approx.



1ST FLOOR (68.3 sq.m.) approx.



While 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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