

AP MORGAN



Butlers Hill Lane, Brockhill, Redditch
Offers in excess of £480,000

Features:

- A well-presented link-detached family home
- Four well-proportioned bedrooms
- Spacious lounge and family/dining room
- Well-equipped kitchen with a sunroom
- Family bathroom, two ensuites and guest WC
- Landscaped front and rear gardens
- Driveway and garage, providing off-road parking

Description:

Welcoming you to this well-presented link-detached family home, offering four generously sized bedrooms—two with en-suites—a spacious lounge, a family/dining room, a well-equipped kitchen with a sunroom, and ample storage throughout. The property also benefits from a large driveway and garage, all situated in the sought-after area of Brockhill, Redditch.

Upon arrival, the ground floor comprises an entrance hall with a WC, leading into the lounge, which features a beautiful fireplace and provides a generous space for relaxation. From here, you can access the study, offering ample space for a large desk, storage, and comfort, as well as an additional fireplace. At the other end of the lounge, you are led into the well-equipped kitchen, fitted with ample storage, an integrated cooker with gas hob and overhead extractor fan, as well as a small breakfast bar. This flows seamlessly into the sunroom, a bright and airy space with French doors opening onto the rear garden. From the kitchen, you can also access the wonderful family/dining room, which benefits from large windows allowing plenty of natural light and provides extensive space for a large dining table along with additional comfort and storage.

The first floor comprises two generously sized double bedrooms, both with en-suites—one also with a built-in storage cupboard—a further double bedroom, and a single bedroom. The family bathroom includes a toilet, wash basin with storage beneath, and a bathtub. The landing also offers an additional cupboard for maximum storage.

The rear garden is initially paved, with a pathway leading to a second paved area at the far end, both ideal for outdoor furniture and dining. The central lawn is bordered with gravelled areas, and a summerhouse at the rear provides an excellent additional room.



Situated in Brockhill, this property lies approximately 1.5 miles from Redditch Town Centre, offering a wide range of amenities including shopping, bars, and restaurants, as well as local bus and railway stations. The M5 and M42 motorways are also easily accessible.

Details:

Hall

WC 5'10" x 2'7" (1.78m x 0.79m)

Lounge 17'9" x 14'6" (5.4m x 4.42m) max dimensions

Study 13'5" x 10'2" (4.1m x 3.1m) max dimensions

Kitchen 9'1" x 14'6" (2.77m x 4.42m)

Sun Room 7'1" x 7'6" (2.16m x 2.29m)

Family/Dining Room 15'9" x 18'11" (4.8m x 5.77m) max dimensions

Garage 16' x 10'9" (4.88m x 3.28m) max dimensions

Landing

Bedroom 1 18' x 10'2" (5.49m x 3.1m) max dimensions

Ensuite 7'1" x 10'2" (2.16m x 3.1m) max dimensions

Bedroom 2 11'7" x 8'5" (3.53m x 2.57m)

Ensuite 4'4" x 8'4" (1.32m x 2.54m)

Bedroom 3 10'5" x 8'4" (3.18m x 2.54m)

Bedroom 4 8'10" x 5'10" (2.7m x 1.78m)

Bathroom 5'7" x 6'2" (1.7m x 1.88m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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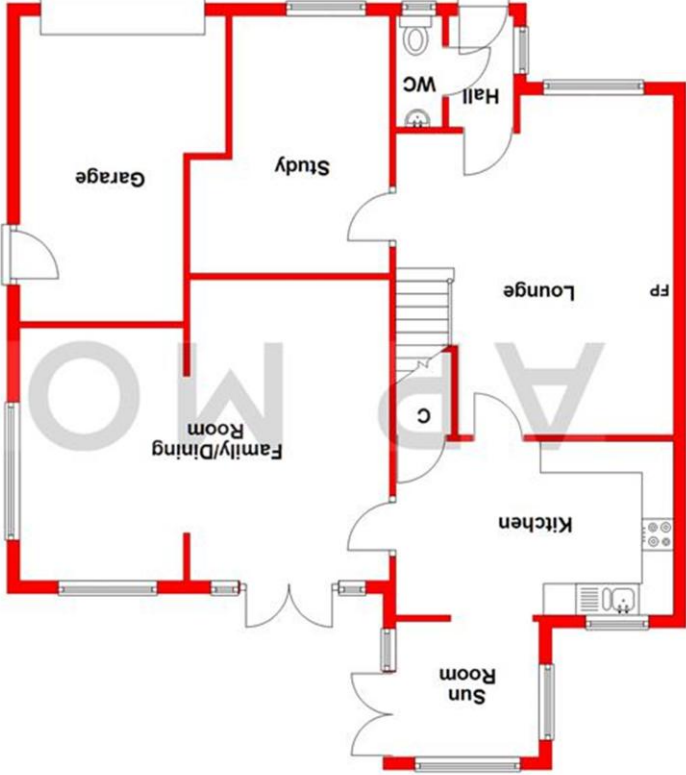
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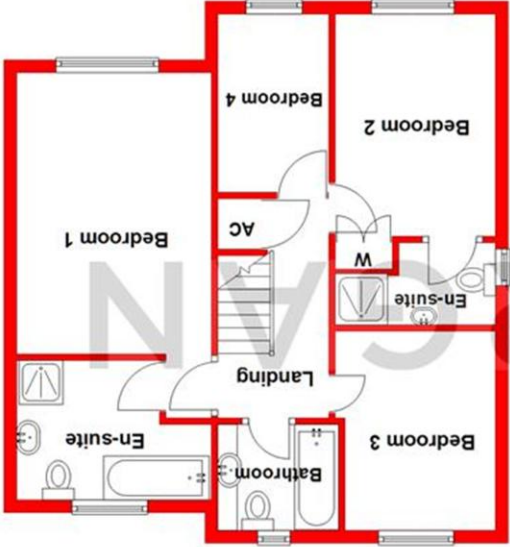
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Ground Floor
Approx. 80.9 sq. metres (870.7 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.1 sq. feet)



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Total area: approx. 138.7 sq. metres (1492.8 sq. feet)

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