

AP MORGAN



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

Features:

- Five-bedroom detached family home
- Entrance hall with downstairs WC
- Spacious lounge with bay window
- Modern, open plan kitchen/dining room
- Four double bedrooms, two with ensembles
- Contemporary bathroom
- Utility room, double garage & generous parking
- Versatile and private garden
- EPC- C

Description:

A well-presented and modernised, five-bedroom detached family home situated in Brockhill, Redditch. Boasting a generous lounge space with a bay window, a newly fitted, contemporary open plan kitchen/dining room, a double garage and a versatile garden.

To the front of the property is a very generous drive space with ample space for parking multiple vehicles, forward access to the double garage and side-gated rear access.

The ground floor of the accommodation comprises: a welcoming entrance hallway, a spacious lounge with a bay window, the modern kitchen/dining room is a generous space offering; a sink, dishwasher, fitted fridge within a breakfast bar, a skylight window, as well as space/plumbing for freestanding appliances. This floor also gives access to a utility room, rear access to the garage and a downstairs WC.

The first-floor landing establishes: bedroom one is accessed via a separated staircase within the dining area and is a generous double with integral wardrobes and an ensuite shower room, bedroom two presents a further double with potential space for wardrobes, bedrooms three and four are similarly sized doubles also with space for potential storage and bedroom five is a comfortable single. The modern bathroom of the house offers a shower/bath, wash basin and WC.

To the rear is a well-established, private, versatile garden with an initial stone slab patio, with a stepped-up to a brick walled boundary with the central garden space laid to lawn. This garden also features a decked seating area and has planted and fenced boundaries.

Situated in Brockhill, this property is roughly 1.5 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Entrance Hall 9'8" x 13' (2.95m x 3.96m) Both max (L-shaped)

Hallway

Lounge 15'9" x 16'4" (4.8m x 4.98m) Both max (into bay)

WC 4'3" x 5' (1.3m x 1.52m) Both max

Kitchen/Dining Room 15' x 25'5" (4.57m x 7.75m) Both max

Utility Room 5'3" x 16'2" (1.6m x 4.93m) Both max

Landing

Bedroom one 13'8" x 16' (4.17m x 4.88m) Both max (into wardrobes)

Ensuite 5'7" x 7'6" (1.7m x 2.29m) Both max

Bedroom two 11'4" x 13'4" (3.45m x 4.06m) Both max (L-shaped)

Ensuite 5'2" x 5'2" (1.57m x 1.57m) Both max

Bedroom three 11'4" x 10'1" (3.45m x 3.07m) Both max

Bedroom four 13'4" x 8'9" (4.06m x 2.67m) Both max

Bedroom five 8'8" x 8'7" (2.64m x 2.62m) Both max

Bathroom 6'1" x 6'9" (1.85m x 2.06m) Both max

Garage 17'6" x 16'8" (5.33m x 5.08m) Both max (L-shaped)

EPC Rating: C

Council Tax Band: E (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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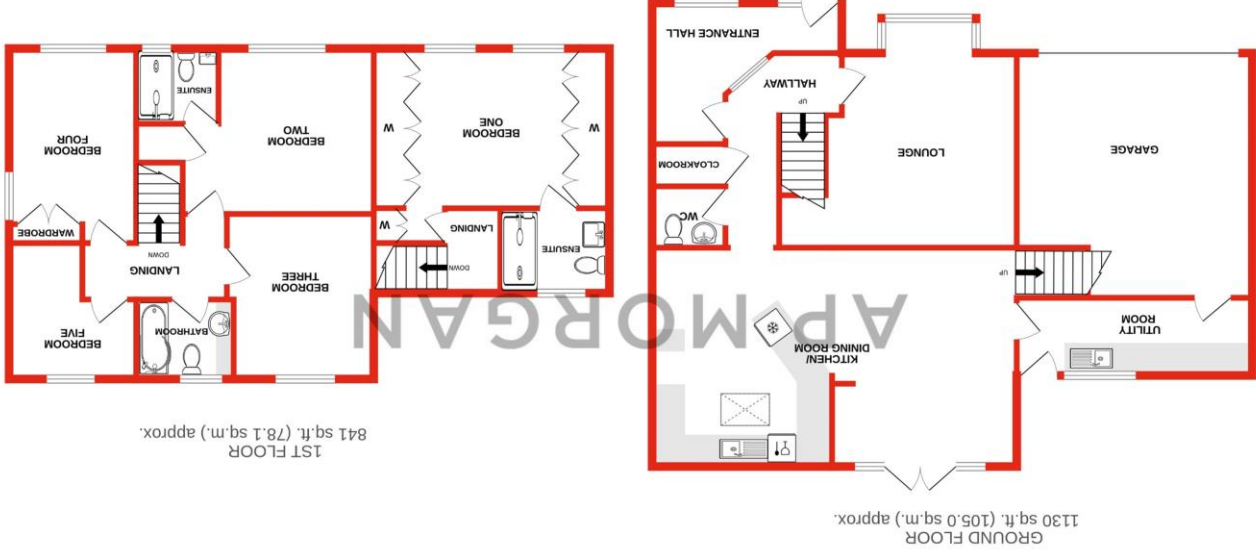
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TOTAL FLOOR AREA : 1971 sq. ft. (183.2 sq.m.) approx.
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