

AP MORGAN



Lily Green Lane, Brockhill, Redditch

Asking Price £425,000

Features:

- Four-bedroom detached family home
- Spacious lounge with bay window
- Modern kitchen/diner, that flows into the utility room
- Four double bedrooms, with master ensuite
- Generous bathroom
- Detached garage
- Spacious and versatile garden with gated access
- EPC-TBC

Description:

A very well-presented four-bedroom detached family home situated on the outskirts of Brockhill, Redditch. Boasting upgraded modern fittings, newly fitted double glazing, a generous lounge space, a well-fitted kitchen/diner, four double bedrooms and a versatile garden.



The frontage is approached via a block paved driveway, that leads to a detached garage accessed by an electric door. There is also additional private off road parking for this property and a garage featuring a large loft space.

The ground floor of the accommodation comprises: a welcoming entrance hall with a WC, the spacious lounge features a bay window and fireplace, the fitted kitchen/diner offers a sink, an induction hob/electric oven, integral freezer and dish washer, a countertop serving bar to the diner, rear access through a glazed sliding door, as well as space for freestanding amenities, this space also flows pleasantly to the utility room, offering plumbing for amenities and further rear access.



The first-floor landing establishes: bedroom one presents a generous double with an ensuite shower room and potential space for free-standing storage, bedroom four is a further double also with potential space for storage. The bathroom of the house offers a bath/shower, wash basin and WC.

The second-floor landing presents: bedroom two is a generous double that offers space for potential freestanding storage and bedroom three is the final double of the house. Both of these rooms feature skylights and elevated views of the surrounding area.

To the rear is a versatile, south-facing garden laid to an initial patio stepped up to a path leading up the garden. The remaining space laid to lawn with fenced and planted borders.

Situated in Brockhill, this property is roughly 2 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Entrance Hall

Lounge 16'5" x 12'1" (5m x 3.68m) Both max

Kitchen/diner 16'5" x 9'4" (5m x 2.84m) Both max

Utility Room 5' x 6'10" (1.52m x 2.08m) Both max

WC 5'8" x 3'7" (1.73m x 1.1m) Both max

Landing

Bedroom one 16'5" x 10'3" (5m x 3.12m) Both max

Ensuite 5'1" x 7' (1.55m x 2.13m) Both max

Bedroom four 9'4" x 10'5" (2.84m x 3.18m) Both max

Bathroom 6'8" x 6'10" (2.03m x 2.08m) Both max

Second floor landing

Bedroom two 16'5" x 13'10" (5m x 4.22m) Both max

Bedroom three 16'5" x 10'6" (5m x 3.2m) Both max

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.

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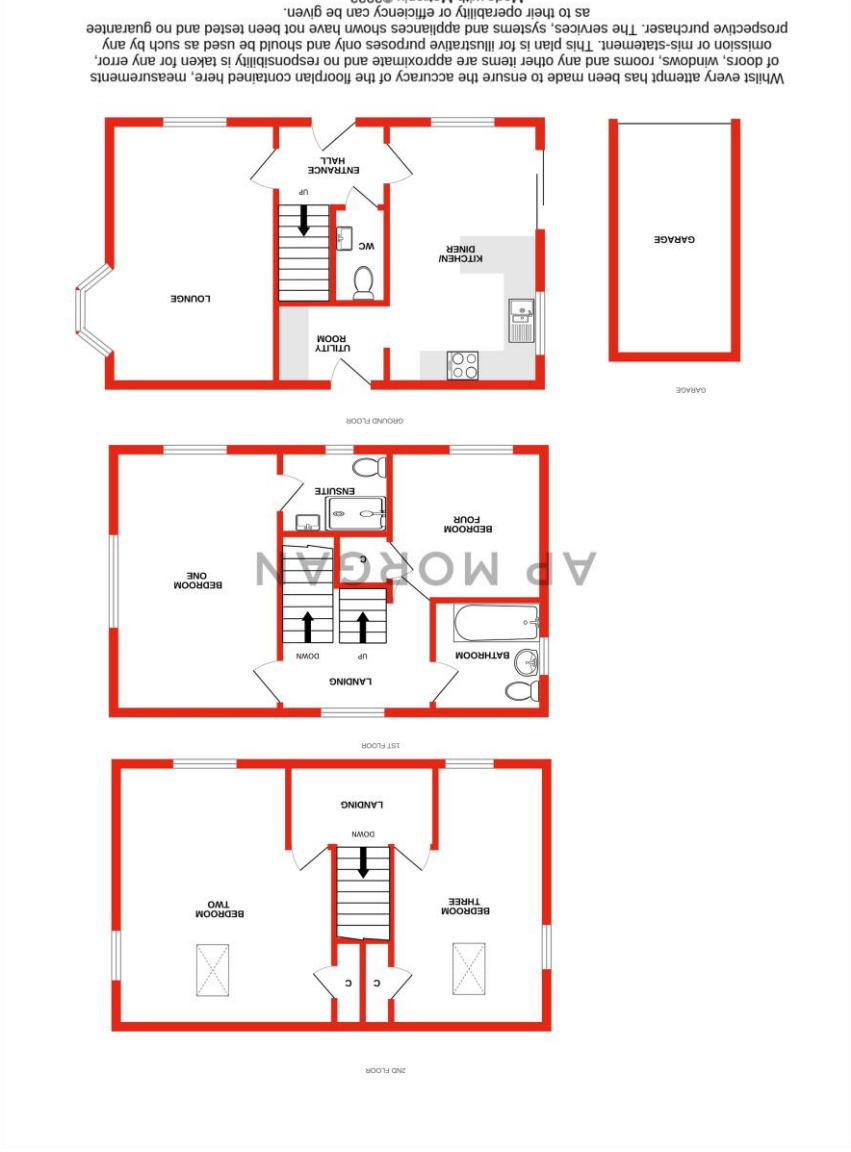
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