

**AP MORGAN**



**Appletree Lane, Brockhill, Redditch**  
Offers in the region of £325,000

**Features:**

- Detached family home
- Well extended ground floor living space
- Immaculate kitchen/dining space
- Separate living room
- Three bedrooms
- Beautifully landscaped garden
- Private driveway with off-road parking
- EPC - D

**Description:**

An immaculate and well extended detached family home, situated in the highly sought-after residential area of Brockhill, Redditch.

The ground floor accommodation comprises: Entrance porch and hallway, ground floor WC, utility/store cupboard, generous living room, and the impressive kitchen/dining/sitting room with integrated ovens and space for further freestanding appliances, feature skylight windows and bi-folding doors to the rear.

The first-floor landing establishes: Double bedroom one, double bedroom two with fitted wardrobes and a view to the rear garden, good-sized bedroom three with fitted wardrobes, and the family bathroom providing a bath, separate walk-in shower, sink, WC and bidet.

Outside to the rear is a beautifully landscaped garden with a manicured lawn and patio area perfect for garden furniture and entertaining, with mature planted borders to the back. To the front of the property is a private driveway providing ample off-road parking.

Well situated in Brockhill, there is easy access to countryside walks, as well as into Redditch Town centre boasting an assortment of amenities including shops, restaurants, bars and cinema, along with the local bus and train stations.



**Details:**

**Entrance Porch and Hallway**

**Living Room** 15' x 10'7" (4.57m x 3.23m)

**Kitchen/Dining/Sitting Room** 21'2" x 17'7" (6.45m x 5.36m)

**WC** 4'6" x 3'9" (1.37m x 1.14m)

**Bedroom One** 9'6" x 10'5" (2.9m x 3.18m)

**Bedroom Two** 11'6" x 8'8" (3.5m x 2.64m)

**Bedroom Three** 8'8" x 9'5" (2.64m x 2.87m)

**Bathroom** 8'4" x 10'2" (2.54m x 3.1m)



**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** To be advised (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

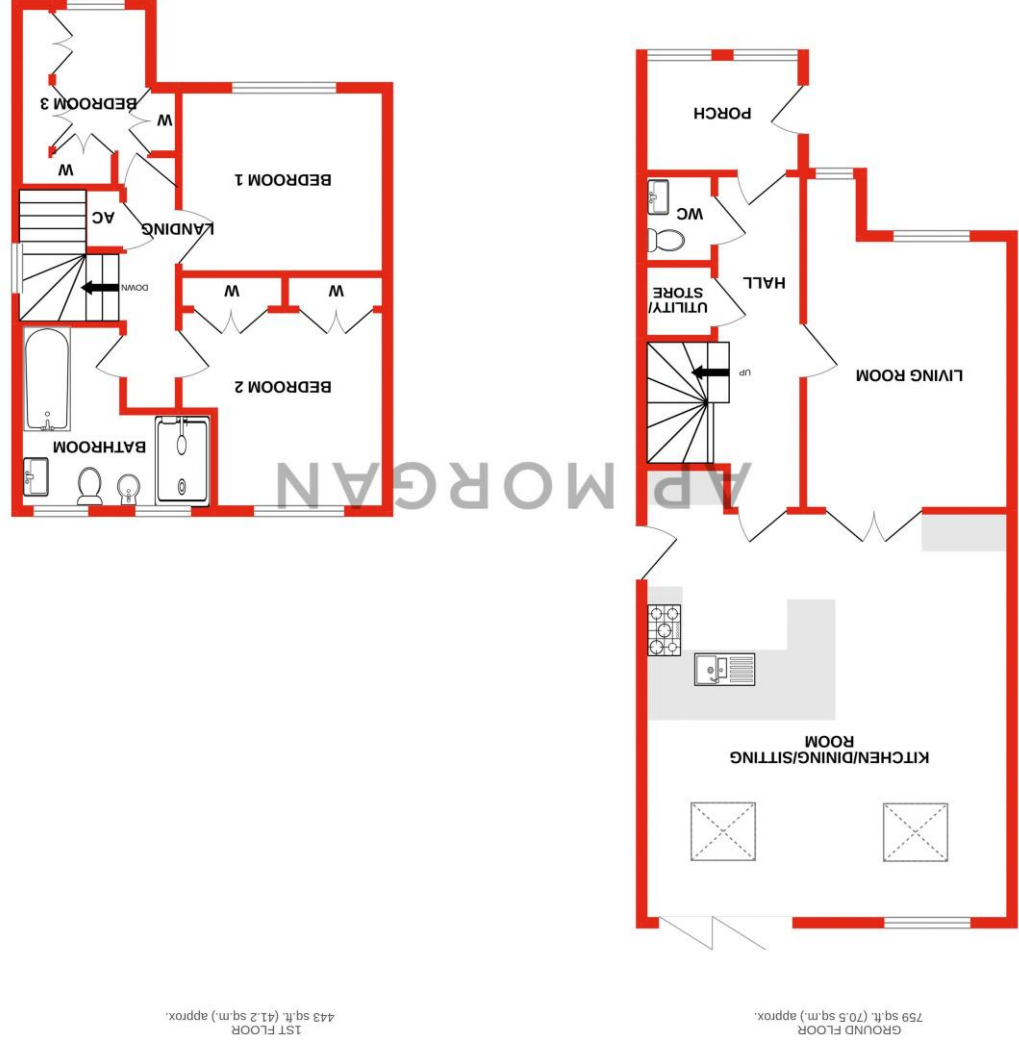
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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](http://cuberemovals.co.uk), to arrange a survey.



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