

AP MORGAN



Kimcote Street, Brockhill, Redditch
Offers in excess of £325,000

Features:

- Three bedroom detached family home
- Spacious lounge
- Modern fitted kitchen/diner
- Utility room
- Downstairs WC
- Three double bedrooms
- Versatile garden
- EPC-B

Description:

A well-presented three-bedroom detached family home, in the desirable area of Brockhill.

To the front of the property is a brief garden area laid to a grey single and bordered with wooden panels, a tarmac laid drive fit for parking multiple cars in tandem and a single garage with a side access gate leading to the rear.

The ground floor of the property comprises: a welcoming entrance hallway with under-stair storage, a spacious lounge, the modern fitted kitchen/diner offers access to the garden via glazed French doors, and provides the following integral appliances; a sink, double oven, induction hob, dish washer and fridge/freezer. This floor also offers access to a downstairs WC and utility room.

The first-floor landing establishes: Bedroom one, a wide double with an ensuite shower room, bedroom two is also a double, and bedroom three is a further double, both bedrooms two and three present pleasant views over the garden and surrounding areas. The bathroom of the property is well-presented and offers a bath, sink and a separated WC.

To the rear of the property is a versatile garden with great elevation that provides privacy. This space is laid to an initial patio and low-wall planters, with the remaining space laid to a synthetic lawn with fenced borders.

This position in Brockhill is in very close proximity to the town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.



Details:

Entrance Hall

Lounge 13'x 12'1" (3.96m x 3.68m) Both max

Kitchen 9'3" x 18' (2.82m x 5.49m) Both max

Utility Room 5'5" x 5'6" (1.65m x 1.68m) Both max

WC 5'5" x 3' (1.65m x 0.91m) Both max

Landing

Bedroom one 10'9" x 13' (3.28m x 3.96m) Both max

Ensuite 6' x 6' (1.83m x 1.83m) Both max

Bedroom two 9'5" x 9'3" (2.87m x 2.82m) Both max

Bedroom three 9'5" x 8'6" (2.87m x 2.6m) Both max

Bathroom 6'10" x 5'6" (2.08m x 1.68m) Both max



EPC Rating: B

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.

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?

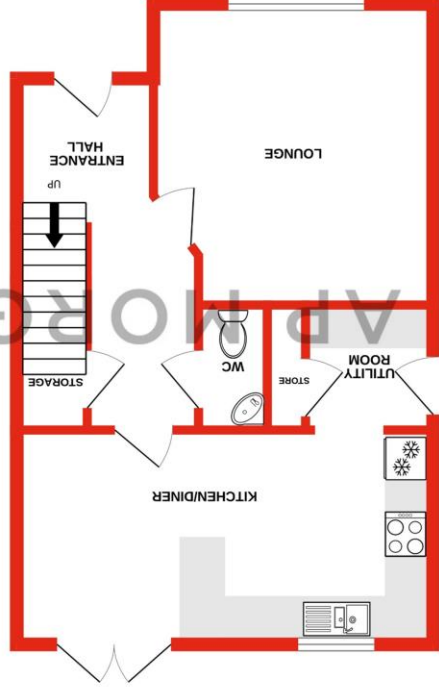
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

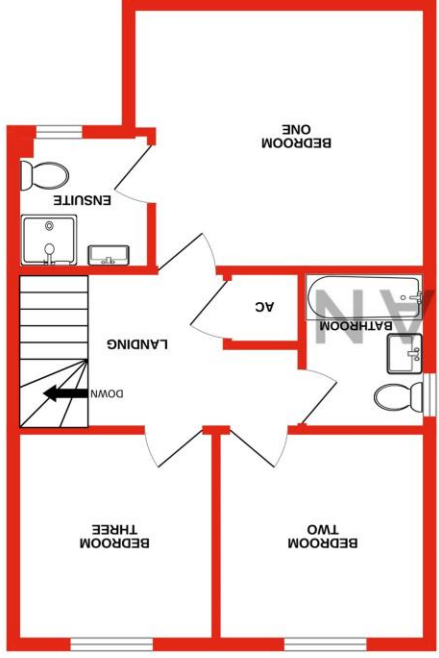
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



GARAGE
123 sq. ft. (11.4 sq.m.) approx.



GROUND FLOOR
479 sq. ft. (44.5 sq.m.) approx.



1ST FLOOR
470 sq. ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 1071 sq. ft. (99.5 sq.m.) approx.

Whilst 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. Made with Metropix ©2023

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