

AP MORGAN



Laceby Close, Brockhill, Redditch
Offers in the region of £325,000

Features:

- Three bedroom detached family home
- Spacious lounge
- Modern kitchen/dining room
- Utility room and downstairs WC
- Bedroom one with ensuite shower room
- Contemporary bathroom
- Generous and versatile garden space
- Parking for multiple vehicles
- EPC-B

Description:

A well-presented detached three-bedroom family home that boasts two double bedrooms, a versatile garden, and spacious rooms. This property is well positioned in the popular residential area of Brockhill, Redditch.

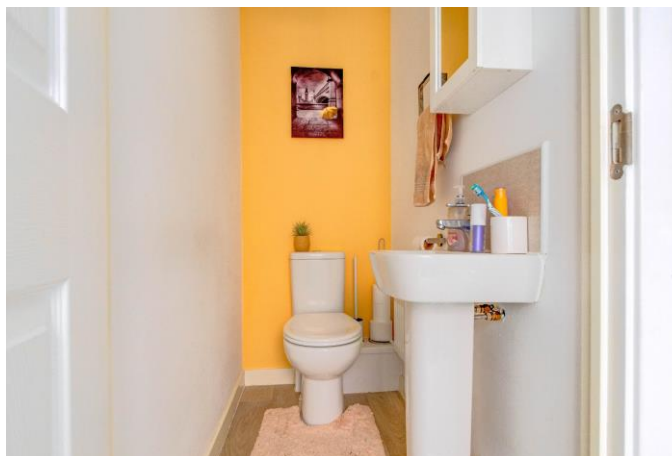
The far side of property offers a tarmac laid drive space fit for parking multiple vehicles and access to the properties garage.

The ground floor comprises: a welcoming entrance hall, the spacious lounge features a set of glazed double doors that open into the garden of the property, the modern kitchen/dining room of the house is a versatile room with generous space and offers the following integral appliances; a sink, induction hob, oven, fridge/freezer and dishwasher. The ground floor also features a ground floor WC and a utility room with a counter-top and space/plumbing for multiple freestanding amenities.

The first-floor landing establishes: bedroom one is an ample double with an integral wardrobe and an ensuite shower room, bedroom two is a further double and bedroom three is a comfortable single. The bathroom of the property offers a washbasin, bath/shower and WC.

To the rear is a versatile, private garden space laid to an initial slab patio, with the central space stepped up to an area laid to a synthetic lawn. This garden features a further paved section to the back, currently housing a shed- ideal positioning for a potential summer house as well as fenced borders.

Situated in Brockhill, this property is roughly 2.4 miles from the Redditch 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 18'6" x 10'2" (5.64m x 3.1m) Both max

Kitchen/dining room 18'6" x 11'7" (5.64m x 3.53m) Both max

Utility Room 6'1" x 5'2" (1.85m x 1.57m) Both max

WC 4'9" x 3' (1.45m x 0.91m) Both max

Landing

Bedroom one 18'6" x 10'4" (5.64m x 3.15m) Both max

Ensuite shower room 7'2" x 4' (2.18m x 1.22m) Both max

Bedroom two 10'7" x 9'2" (3.23m x 2.8m) Both max

Bedroom three 7'6" x 9'2" (2.29m x 2.8m) Both max

Bathroom 6'1" x 7'1" (1.85m x 2.16m) 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?

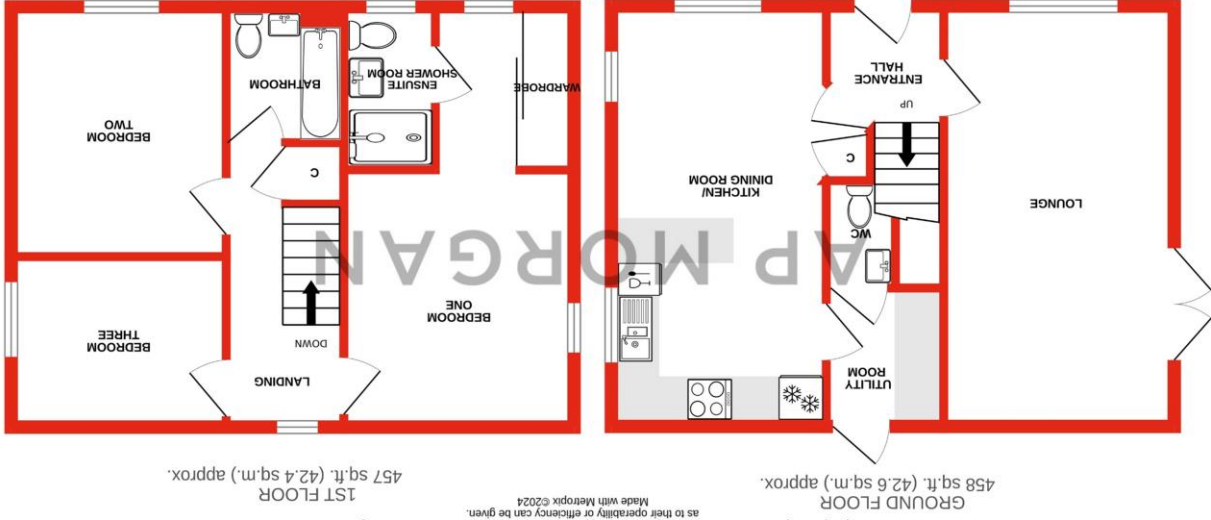
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.
What 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 ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.