

**AP MORGAN**



**Wooton Close, Brockhill, Redditch**  
Offers in excess of £290,000



**Features:**

- Three-bedroom detached family home in Brockhill
- Generous & open plan Lounge to Dining Room
- Contemporary fitted Kitchen
- Ground floor WC
- Two double bedrooms, one with an Ensuite
- Modern Bathroom
- Large & versatile garden plot
- Driveway for parking vehicles & Garage

**Description:**

A beautifully presented three-bedroom detached family home in Brockhill, Redditch. Boasting a versatile ground floor layout, a contemporary fitted kitchen, two double bedrooms, a picturesque large-picture window on the landing, driveway parking with a garage and a spacious, versatile garden.

To the front of the property is a tarmac/pale stone shingle laid driveway fit for parking vehicles, side-gated access to the garden and forward access to the property's garage.

The ground floor accommodation comprises: a welcoming porch, a generous lounge with a fireplace and open plan access the dining room which features rear access via a set of glazed sliding doors. The contemporary fitted kitchen of the house offers the following appliances: a sink, induction hob/convection oven, a 50/50 fridge/freezer, a dishwasher, various base units, space/plumbing for freestanding appliances, and further access to the rear of the house. The ground floor of the house also features a WC accessed via the hall.

The first-floor landing establishes: Bedroom one, an ample double with fitted wardrobes and an ensuite shower room, bedroom two is a further double also with a fitted wardrobe and bedroom three is a final comfortable single. The modern bathroom of the house presents a bath/shower, wash basin and WC.

To the rear is a versatile garden with an initial stone-slab patio ideal for potential garden furnishings, with the remaining space laid to lawn. This garden features fenced boundaries.

Situated in Brockhill, this property is roughly 1.8 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:**

**Porch**

**Lounge** 15'1" x 10'7" (4.6m x 3.23m)

**Dining Room** 8'6" x 9'4" (2.6m x 2.84m)

**Kitchen** 8'3" x 9'6" (2.51m x 2.9m)

**WC** 3' x 5'2" (0.91m x 1.57m)

**Landing**

**Bedroom one** 10'8" x 11'10" (3.25m x 3.6m) Both max (into wardrobe)

**Ensuite** 4'3" x 7'4" (1.3m x 2.24m)

**Bedroom two** 11'10" x 9'7" (3.6m x 2.92m) Both max (into wardrobe)

**Bedroom three** 9' x 9'7" (2.74m x 2.92m) Both max (L-shaped)

**Bathroom** 5'6" x 6'6" (1.68m x 1.98m)

**Garage** 15'8" x 8' (4.78m x 2.44m)

**EPC Rating:** C

**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.



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