

**AP MORGAN**



**Brookfield Close, Hunt End, Redditch**  
Offers in the region of £490,000

**Features:**

- Highly sought after residential area
- Detached family home
- Fitted kitchen, separate formal dining room
- Living room with a feature log burner
- Master bedroom with en-suite
- Three further bedrooms
- Private south facing garden and double garage
- EPC Rating: TBC

**Description:**

A particularly well-presented detached family home positioned on a generous and private plot, whilst being set on a pleasant cul-de-sac within the highly sought-after residential area of Hunt End.

To the front of the property is a private block-paved driveway providing ample off-road parking space, access into the attached double garage, along with side gate access to the rear garden.

The ground floor layout offers spacious living accommodation which briefly comprises: Entrance hallway with cloaks storage cupboard and stairs rising to the first floor landing, guest WC/cloakroom, fitted kitchen/diner with an integrated dishwasher and space for freestanding appliances, formal dining room with French Doors opening to the rear, and the generous living room with dual aspect windows, French Doors to the rear and a feature fireplace and log burner.

The first-floor landing establishes: Master bedroom benefitting from mirrored built in wardrobes and an en-suite shower room, double bedroom two with fitted wardrobes, double bedroom three with space for wardrobes, good-sized bedroom four, and the family bathroom providing a bath with overhead shower, sink, bidet and WC.

The property further benefits from a partially boarded loft space with pull-down ladder, modern combi-boiler fitted in 2021, and a double garage with electric car charging point, electrics and plumbing for utility appliances and a boarded storage area above.



Outside to the rear is a private and generously sized, landscaped south facing garden, with an initial patio area with two seating areas, then laid to a well-maintained lawn with mature hedged and fenced borders.

Well positioned in Hunt End, the property offers good access to local amenities, excellent and well-regarded schooling (including St Augustine's Catholic High School), and Morton Stanley Park. Commuter links are easy via national road networks and local bus routes.

**Details:**

**Entrance Hallway**

**Living Room** 17'4" x 11'7" (5.28m x 3.53m)

**Dining Room** 10'9" x 9'2" (3.28m x 2.8m)

**Kitchen/Diner** 10'8" x 15'1" (3.25m x 4.6m)

**Guest WC** 3'8" x 8'8" (1.12m x 2.64m)

**Master Bedroom** 14'9" x 12' (4.5m x 3.66m)

**En-Suite Shower Room** 7'2" x 5'6" (2.18m x 1.68m)

**Bedroom Two** 11' x 9'4" (3.35m x 2.84m)

**Bedroom Three** 10'9" x 11'7" (3.28m x 3.53m)

**Bedroom Four** 8'8" x 8'4" (2.64m x 2.54m)

**Bathroom** 7'3" x 9'1" (2.2m x 2.77m)

**Double Garage**

**EPC Rating:** To be confirmed

**Council Tax Band:** E (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 Wisser 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.

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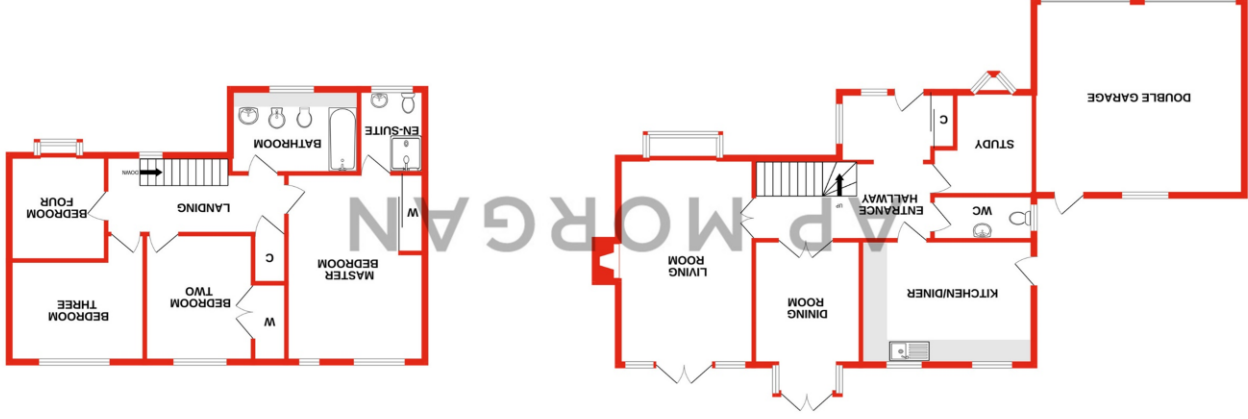
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GROUND FLOOR

1ST FLOOR

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