

**AP MORGAN**



**Gretton Close, Brockhill, Redditch**  
Fixed Price £280,000



### Features:

- Semi-detached family home
- Fitted kitchen with integrated appliances
- Spacious lounge with dual aspect windows
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom and guest WC
- Low maintenance garden
- Private driveway and garage

### Description:

An immaculately presented semi-detached family home, boasting three bedrooms and an open ground-floor living space, situated in the popular Brockhill district of Redditch.

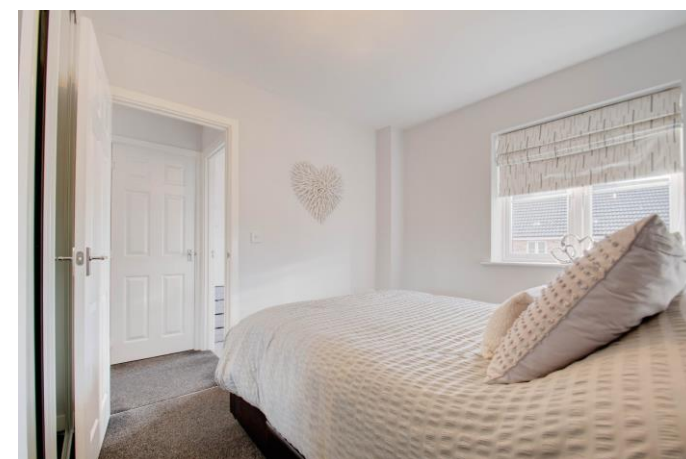
To the front of the property is a private driveway providing tandem off-road parking space, along with access to the attached single garage.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, guest WC/cloakroom, spacious lounge with dual aspect windows, and the fitted kitchen/diner benefitting from an array of integrated appliances (fridge, freezer, gas hob, oven, dishwasher and washing machine), dining area with French Doors leading to the rear garden, and a handy downstairs store cupboard.

The first-floor landing establishes: master bedroom with fitted mirrored sliding wardrobes and a handy en-suite shower room, double bedroom two with a view to the rear garden, good-sized bedroom three, a handy storage cupboard on the landing, and the family bathroom providing a bath, wash basin and WC.

Outside to the rear is a low maintenance garden with an initial paved patio area, then steps up to a decked area perfect for outdoor entertaining and dining. The rear garden additionally gives access to the attached side garage.

Well positioned in the popular Brockhill district, the property is ideal for access to an assortment of local amenities including schools, shops, restaurants and supermarkets, along with major road networks and the local bus and railway stations.



**Details:**

**Entrance Hallway**

**Lounge** 14'1" x 12'8" (4.3m x 3.86m)

**Kitchen/Diner** 9'7" x 16'4" (2.92m x 4.98m)

**Guest WC** 5'4" x 2'9" (1.63m x 0.84m)

**Bedroom One** 11'2" x 9'4" (3.4m x 2.84m)

**En-Suite Shower Room** 3'8" x 6'4" (1.12m x 1.93m)

**Bedroom Two** 12'9" x 9'4" (3.89m x 2.84m)

**Bedroom Three** 8'9" x 6'6" (2.67m x 1.98m)

**Family Bathroom** 5'5" x 6'6" (1.65m x 1.98m)

**Garage**



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

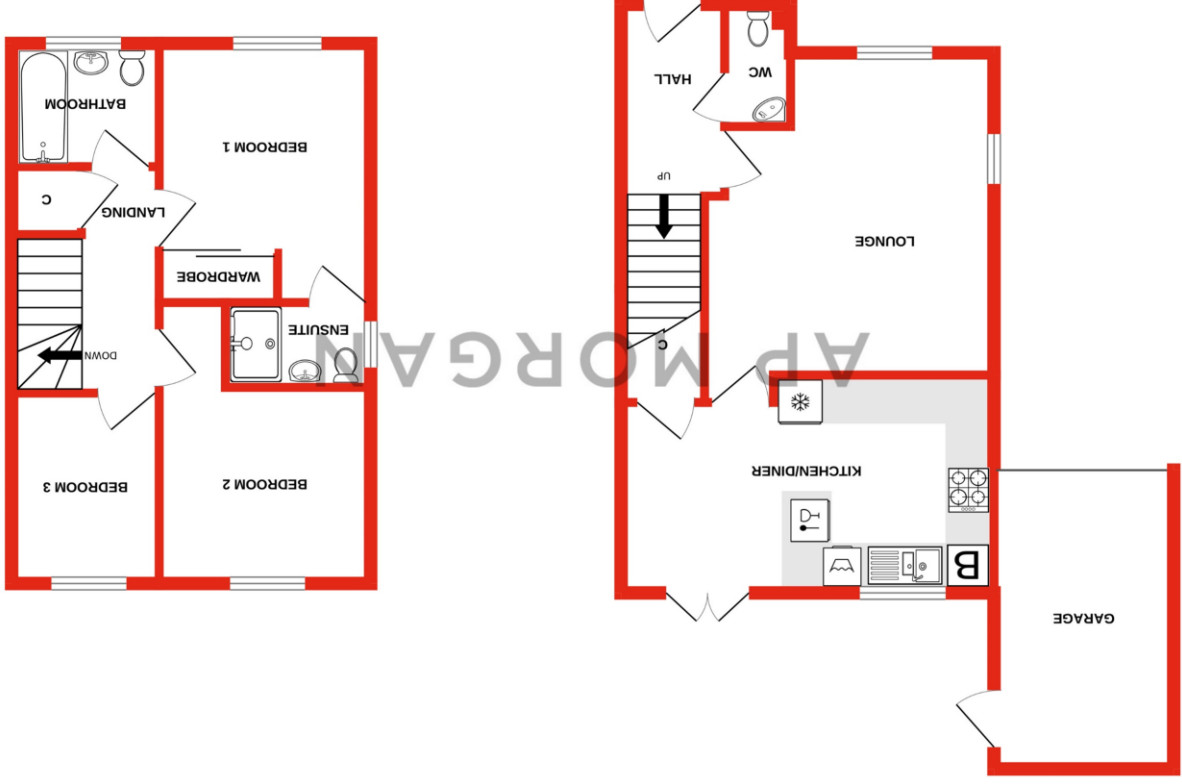
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 efficacy can be given.  
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TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

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