

**AP MORGAN**



**Kite Lane, Redditch, Worcestershire**  
Offers in excess of £425,000

### Features:

- Three storey detached family home
- Open plan ground floor living space
- Dining room and conservatory
- Fitted kitchen with space for appliances
- Master bedroom with en-suite shower room
- Four further well-proportioned bedrooms
- Landscaped gardens and detached double garage
- EPC Rating: C

### Description:

An immaculately presented three-storey detached family home, offering a generous living space, five well-proportioned bedrooms and landscaped gardens. This property is situated in the sought-after residential area of Brockhill, Redditch.

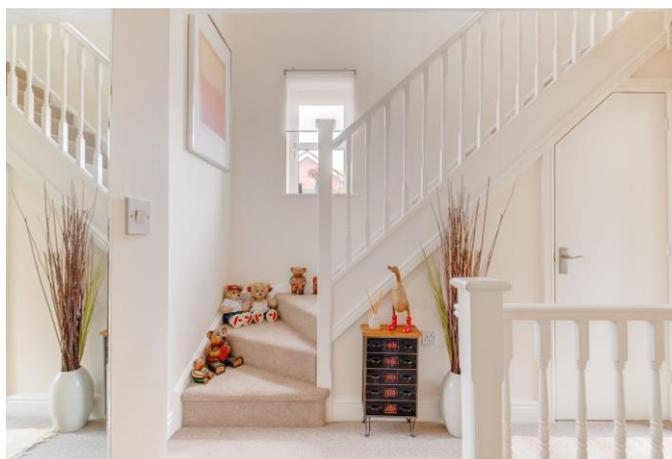
To the front of the property is a landscaped garden with a well-maintained lawn and path to the front door. To the side is a private gated driveway providing ample off-road parking space, side gate access through to the rear, along with access to the detached double garage.

Internally, the ground floor accommodation establishes: entrance hallway with guest WC and stairs rising to the first floor landing, fitted kitchen with an integrated gas hob, sink and oven, along with having space for multiple freestanding appliances, open plan living and dining area with feature bay window to the front, along with sliding doors opening to the added conservatory to the rear.

The first-floor landing comprises: Double bedrooms three and four, both with space for wardrobes, good-sized bedroom five, and the family bathroom providing a bath, separate shower, wash basin and WC.

The second-floor homes the master bedroom with fitted wardrobes, an en-suite shower room and a view to the rear garden, along with double bedroom two with mirrored fitted wardrobes and en-suite WC.

To the rear is a beautifully landscaped, private walled garden, with a feature patio and manicured lawns. There is multiple seating areas for outdoor dining and entertaining, along with a summer house, storage shed and access to the detached double garage.



**Details:**

**Entrance Hallway**

**Living Room** 12'6" x 10'1" (3.8m x 3.07m)

**Dining Room** 9'2" x 10'1" (2.8m x 3.07m)

**Conservatory** 11'2" x 10'1" (3.4m x 3.07m)

**Kitchen** 16'1" x 9' (4.9m x 2.74m)

**Guest WC** 5'8" x 2'7" (1.73m x 0.79m)

**Master Bedroom** 11'9" x 16'2" (3.58m x 4.93m)

**En-Suite Shower Room** 5'6" x 6'3" (1.68m x 1.9m)

**Bedroom Two** 10'11" x 11'10" (3.33m x 3.6m)

**Bedroom Three** 10'9" x 10'1" (3.28m x 3.07m)

**Bedroom Four** 10'9" x 10'1" (3.28m x 3.07m)

**Bedroom Five** 6'1" x 9' (1.85m x 2.74m)

**Bathroom** 5'6" x 9'1" (1.68m x 2.77m)

**Double Detached Garage** 18'6" x 16'9" (5.64m x 5.1m)



**EPC Rating:** C

**Council Tax Band:** F (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 012527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

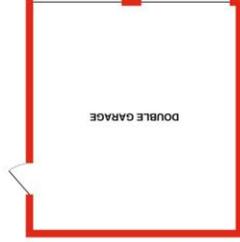
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

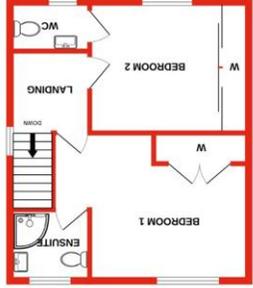
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



GROUND FLOOR  
841 sq ft (78.1 sq m) approx.



1ST FLOOR  
412 sq ft (38.3 sq m) approx.



2ND FLOOR  
421 sq ft (39.1 sq m) approx.

TOTAL FLOOR AREA : 1674 sq ft (155.5 sq m.) approx.

While every attempt has been made to ensure the accuracy of the diagram 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 efficacy can be given.  
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