

AP MORGAN



Robins Lane, Brockhill, Redditch
Offers in excess of £435,000

Features:

- Modern four bedroom detached family home
- Desirable cul-de-sac location
- Attractive views over neighbouring fields
- Two reception rooms, study/play room & conservatory
- Modern family bathroom, en-suite & W/C
- Contemporary fitted kitchen & utility room
- Enclosed low-maintenance rear garden
- Large driveway & double garage

Description:

Situated within a desirable cul-de-sac location on a modern development within Brockhill, Redditch is this beautifully presented, four bedroom, detached family home; occupying an enviable corner plot with attractive outlook enjoying views across to local fields.

The property is approached via a gated fore-garden with a large driveway to the right hand side and access to the detached double garage fitted with electrical sockets and lighting.

Once inside the welcoming and spacious accommodation briefly comprises: Entrance hall, ground floor WC, lounge with feature fireplace with French doors to conservatory, contemporary breakfast kitchen with breakfast bar and integrated fridge/freezer, dishwasher, oven, hob and extractor, utility room, snug/family room, and a generous study to complete the ground floor.

Rising upstairs the first-floor gallery landing has door radiating off to: Master bedroom with fitted wardrobes/furniture and en suite shower room, double bedroom two, double bedroom three with fitted wardrobes, bedroom four, and a family bathroom suite with shower over bath.

Moving outside the property enjoys a low maintenance rear garden laid to paved patio, decking, gravelled area which wraps around to the side and well stocked planted borders to fenced boundaries and a side access gate.

Further benefits include: gas fired central heating and double glazing, external power sockets, and a loft space for storage.

Well placed in a quiet position of Brockhill, the property is nearby for countryside walks and local amenities. Redditch town centre is a short ride away boasting an assortment of further amenities such as shops, bars, restaurants, cinema and the local bus and train stations. It is also conveniently placed to access main motorway networks (M5 & M42).



Details:

Hall

Downstairs WC

Lounge: 17'5" x 10'10" (5.3m x 3.3m)

Conservatory: 10'6" x 13'6" (3.2m x 4.11m)

Kitchen: 16'2" x 13'3" (4.93m x 4.04m)

Utility Room: 6'5" x 5'5" (1.96m x 1.65m)

Snug/Family Room: 9'6" x 10'4" (2.9m x 3.15m)

Study: 7'7" x 10'4" (2.3m x 3.15m)

First Floor Landing

Master Bedroom: 11' x 17'6" (3.35m x 5.33m)

En Suite: 8'2" x 5'5" (2.5m x 1.65m)

Bedroom Two: 9'4" x 13'5" (2.84m x 4.1m)

Bedroom Three: 10'4" x 9'8" (3.15m x 2.95m)

Bedroom Four: 10'4" x 7'8" (3.15m x 2.34m)

Bathroom: 8'9" x 6'7" (2.67m x 2m)

Double Garage: 16'7" x 17'3" (5.05m x 5.26m)



EPC Rating: C

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 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.

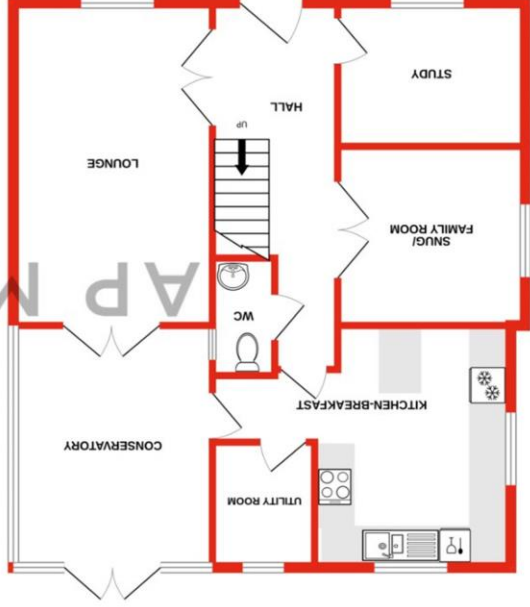
Need a solicitor?

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.

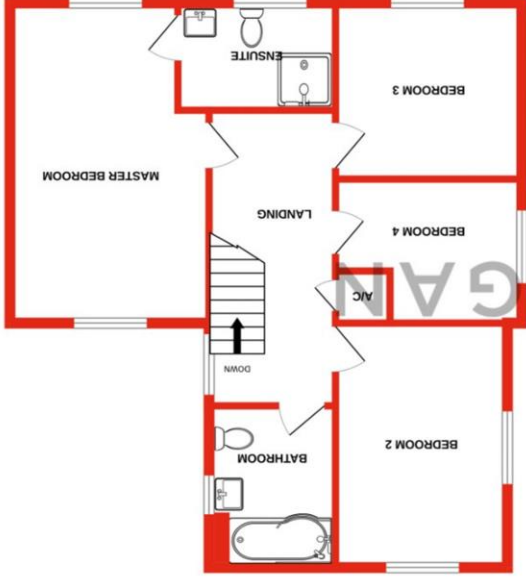
Need a removal company and storage?

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1618sq.ft (150.3 sqm) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is 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 Meagtek ©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.