

AP MORGAN



Pennyford Close, Brockhill, Redditch
Offers in excess of £399,995

Features:

- Four bedroom detached family home
- Kitchen open to dining room
- Spacious lounge with a bay window
- Ground floor study/bedroom
- Utility Room/ground floor WC
- Four double bedrooms
- Potential for an additional bedroom
- Modern bathroom with separate bath and shower
- Versatile garden, with out buildings and path access to local walk routes

Description:

This four-bedroom, detached family home is well positioned in Brockhill, Redditch, offering a versatile living space with generously sized and well-kept rooms, while offering potential for an additional bedroom, swift access to amenities and a versatile garden that offers private access to serene walks.

To the front of the property is a private block paved driveway that leads to the property's tarmac laid drive that offers parking for multiple vehicles and side-gated access to the rear of the property.

The ground floor accommodation comprises: the generously sized dining room, the lounge of the property with a feature fireplace, the modern fitted kitchen flows pleasantly from the dining room, and features an integrated gas hob/oven, sink, dishwasher, fridge/freezer and a breakfast bar along with access to the garden of the house through a set of glazed French doors. The ground floor also features double bedroom four/study, a utility room/WC with plumbing for freestanding appliances and access to storage.

The first-floor landing establishes: Double bedroom one with integral wardrobes and an ensuite shower room, bedroom two is a further double with potential space for wardrobes and bedroom three, the final double, which features integral wardrobes. The modern bathroom of the house features a bath, shower, sink and WC.

To the rear is a garden space laid to an initial, well-presented patio followed by an area laid to lawn, with fenced borders. This garden area features two well-kept, sheltered structures, one of which has potential for use as a habitable space. The garden space offered by this property also provides access to a private pathway, leading through to a pleasant and vast walk within a clearing.

This property is located in Brockhill, this property is roughly 1.5 miles from the town centre, boasting an assortment of amenities including shops, schooling, restaurants, and cinema, along with the local bus and railway stations. Additionally offering swift access to the M42 and M5 motorways.



Details:

Lounge 14'9" x 13'3" (4.5m x 4.04m) Both max (into bay)

Kitchen 14'6" x 9'2" (4.42m x 2.8m) Both max

Dining Room 15'5" x 14'1" (4.7m x 4.3m) Both max (L-shaped)

Study 11'10" x 8'1" (3.6m x 2.46m) Both max

Utility Room/WC 4'8" x 9'10" (1.42m x 3m) Both max

Landing

Bedroom one 15'5" x 10'8" (4.7m x 3.25m) Both max

Ensuite Shower Room 5'1" x 8'4" (1.55m x 2.54m) Both max

Bedroom two 15'8" x 9' (4.78m x 2.74m) Both max

Bedroom three 8'4" x 12'7" (2.54m x 3.84m) Both max

Bathroom 8'6" x 8' (2.6m x 2.44m) Both max



EPC Rating: D

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?

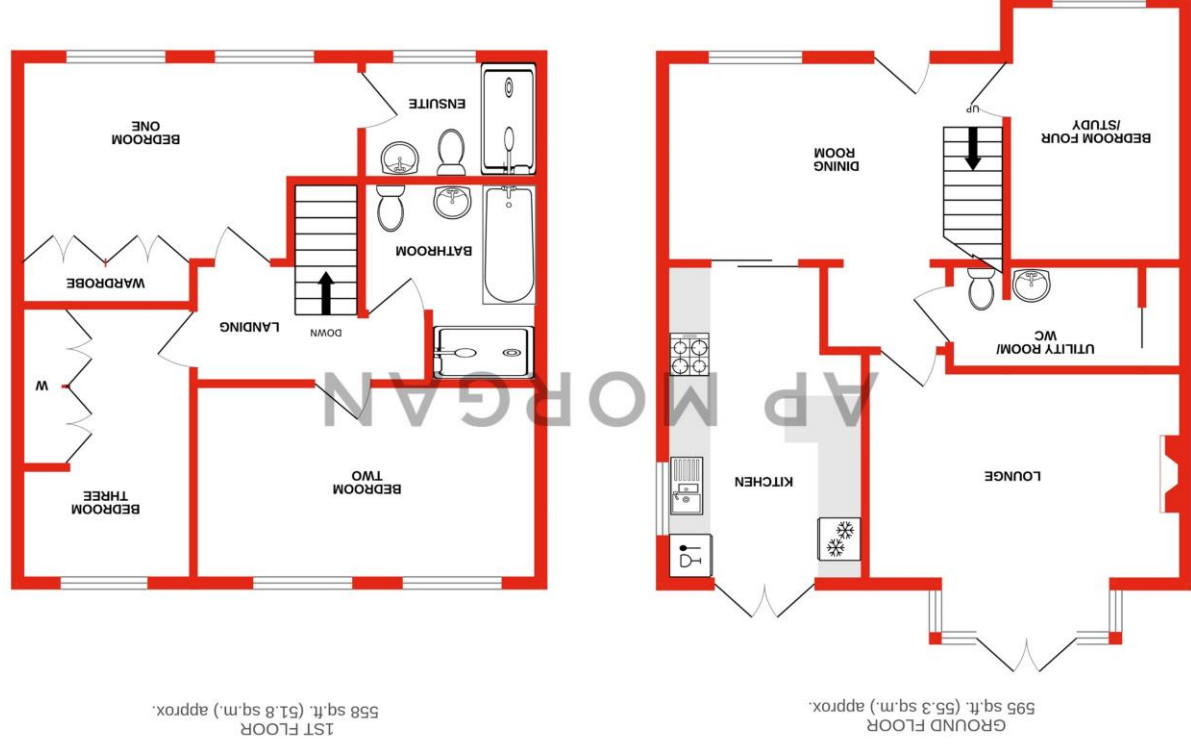
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 efficiency can be given.
Made with Metropix ©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.