

**AP MORGAN**



**Fairweather Close, Brockhill, Redditch**  
Offers in excess of £300,000



**Features:**

- Well-presented and modern semi-detached house
- Three bedrooms
- Stylish lounge/dining area with patio doors
- Modern fitted kitchen
- Family bathroom, en-suite and downstairs W.C
- Large rear garden
- Driveway and garage
- EPC- TBC

**Description:**

This stylish and well-presented, three-bedroom semi-detached house is situated on a modern development in Brockhill, Redditch. An ideal family home with plenty of living space and local amenities including shops, schools and playgrounds all located nearby.

Upon approach to the property there is a small front garden with pathway leading up to the front door as well as a driveway running along the side of the property, which also provides access to the attached single car garage. Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C; stylish lounge/dining area with patio doors leading into the rear garden; modern fitted kitchen with integrated appliances including dishwasher, washing machine, fridge, freezer, hob and oven; first floor landing which provides access to double bedroom two and single bedroom three as well as the contemporary designed family bathroom with bath and shower mixer; finally a second flight of stairs leads up to the spacious master bedroom with large fitted wardrobes and an en-suite shower room with walk-in shower cubicle. The rear garden is a very good size and comprises of mostly lawn with a patio area perfect for outdoor furnishings. There is also a rear door for access into the garage. The area is popular for being well accessible for the railway and bus stations, as well as reasonably walkable for the main shopping centre, a retail park for a major supermarket, branded outlets and petrol station, however due to the green spaces and country foot paths you are within reach of open countryside. The highly regarded Holyoakes Field first school and nursery recently relocated and is now only a short walk away from the property.





There is an annual service charge of £184 included with the property.

**Details:**

**Lounge/Diner** 14'4" x 14'3" (4.37m x 4.34m)

**Kitchen** 11'5" x 7'4" (3.48m x 2.24m)

**Master Bedroom** 14'5" x 12'8" (4.4m x 3.86m)

**Bedroom Two** 14'5" x 10'5" (4.4m x 3.18m)

**Bedroom Three** 9' x 7'7" (2.74m x 2.3m)

**Bathroom** 7'6" x 6'1" (2.29m x 1.85m)

**En-suite** 10'6" x 6'9" (3.2m x 2.06m)

**W.C** 5'7" x 2'10" (1.7m x 0.86m)

**Entrance Hall**

**Landing**

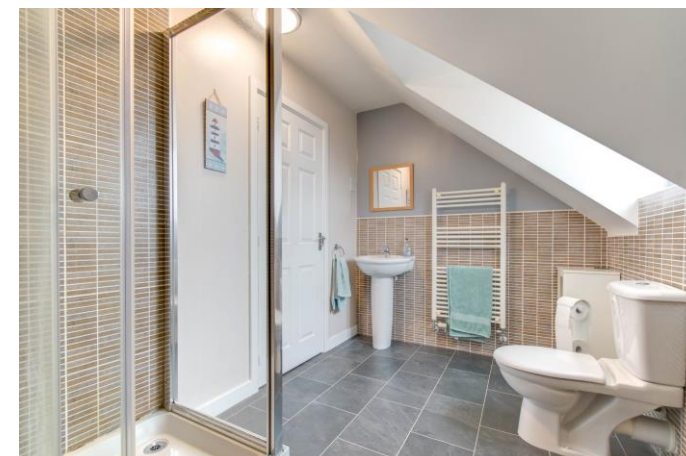
**Garage** 17'3" x 9'7" (5.26m x 2.92m)

**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?

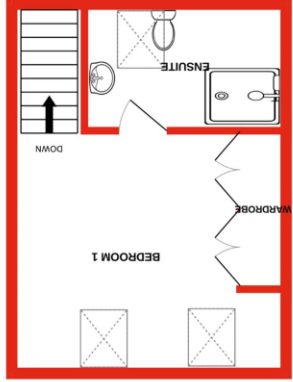
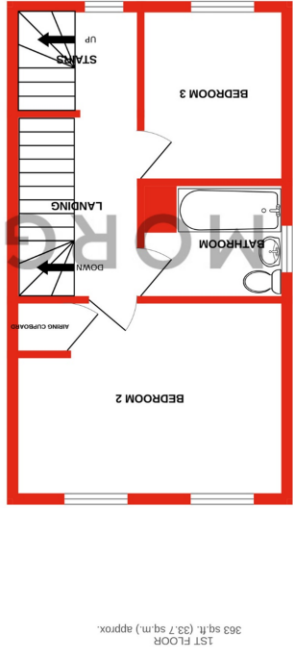
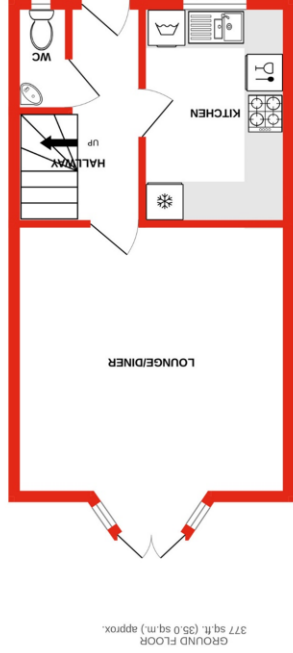
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.  
What 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 shall 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.  
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