

AP MORGAN



Congleton Close, Brockhill, Redditch
Asking Price £320,000

Features:

- Offered with no onward chain
- Link-detached family home
- Fitted kitchen/diner
- Lounge and conservatory
- Master bedroom with Ensuite
- Two further bedrooms and family bathroom
- Landscaped garden, driveway and garage
- EPC Rating: TBC

Description:

A renovated link-detached family home, offering three bedrooms and a spacious ground floor living space. This property is offered with no onward chain and is situated in the popular residential area of Brockhill, Redditch.

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

The ground floor accommodation comprises: Entrance hallway with guest WC/cloakroom and stairs rising to the first-floor landing, generous lounge, modern fitted kitchen/diner with integrated gas hob, oven and sink, along with freestanding appliances (fridge/freezer, dishwasher and washing machine) and sliding doors opening to the conservatory.

The first-floor landing establishes: Master bedroom with fitted storage and en-suite shower room, double bedroom two with space for wardrobes, well-proportioned bedroom three and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a private, landscaped and low maintenance garden laid to paved patio slabs and artificial lawn with a fitted hot tub and water feature. The garden further benefits from giving access to the attached garage and home study, benefitting from electrics and internet hook up.



The property benefits from a modern boiler with warranty until November 2031, fitted alarm system and separate garage with electric door and alarm system.

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:

Entrance Hall

Lounge 14'6" x 11'8" (4.42m x 3.56m)

Kitchen/Diner 9'9" x 15' (2.97m x 4.57m)

Conservatory 9'6" x 9'3" (2.9m x 2.82m)

Landing

Bedroom One 9'6" x 10' (2.9m x 3.05m)

En-Suite

Bedroom Two 9'3" x 8'6" (2.82m x 2.6m)

Bedroom Three 9'4" x 6'3" (2.84m x 1.9m)

Bathroom 6'4" x 6' (1.93m x 1.83m)

Study

Garage Store

EPC Rating: To be confirmed

Council Tax Band: D (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.

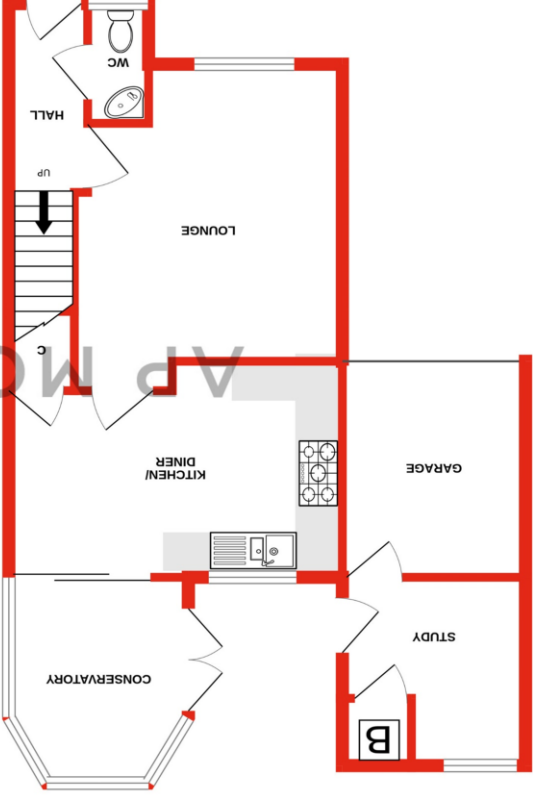
Need a solicitor?

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.

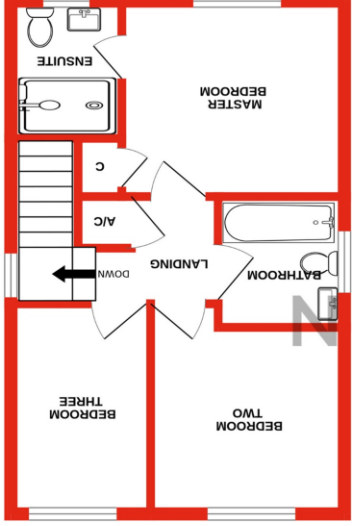
Need a removal company and storage?

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



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.