

AP MORGAN



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

Features:

- Four-bedroom detached family home
- Entrance hall with WC
- Well-kept dining room
- Fitted kitchen
- Spacious lounge with bay window
- Master with ensuite shower room
- Contemporary bathroom
- Generous integral garage & parking for multiple vehicles
- Spacious and versatile garden

Description:

A very well-presented four-bedroom detached family home situated on a generous and desirable plot in Brockhill, Redditch. Boasting a generous fitted kitchen, a modern lounge space, three double bedrooms and a versatile garden.

To the front, this property is situated at the end of a private, block-paved driveway leading to the property's tarmac laid drive space fit for parking multiple cars, providing forward access to the garage and an area laid to lawn.

The ground floor of the accommodation comprises: a welcoming entrance hall with ground floor WC and garage access, a generous dining room, the fitted kitchen offers a sink, an induction hob/oven, and dish washer, as well as space for freestanding amenities, the spacious lounge features a bay window with rear access through a set of glazed double doors.

The first-floor landing establishes: the master bedroom of the house is a generous double with integral storage and an ensuite shower-room, bedroom two is a double with potential space for storage, bedroom three is a further double that also offers integral storage and bedroom four is a comfortable single. The bathroom of the house offers a bath, wash basin and WC.

To the rear is a private, spacious garden laid to an initial stone-slab patio area stepped, with a large open space to the side of the property. The remaining space is stepped up and laid to lawn. This garden feature planted and fenced boundaries and offers access through a side-gate.

Situated in Brockhill, this property is roughly 2.5 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Entrance Hall

WC

Dining Room 10'7" x 8'10" (3.23m x 2.7m)

Kitchen 14'6" x 9'3" (4.42m x 2.82m)

Lounge 13'2" x 14'8" (4.01m x 4.47m) (into bay)

First Floor Landing

Master Bedroom 10'8" x 15'6" (3.25m x 4.72m) Both max

Ensuite 5'2" x 8'5" (1.57m x 2.57m)

Bedroom Two 12'5" x 8'4" (3.78m x 2.54m)

Bedroom Three 9' x 8'4" (2.74m x 2.54m)

Bedroom Four 9' x 7' (2.74m x 2.13m)

Bathroom 7'10" x 8'6" (2.4m x 2.6m)

Garage 17'6" x 8'5" (5.33m x 2.57m) `



EPC Rating: To be confirmed

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.

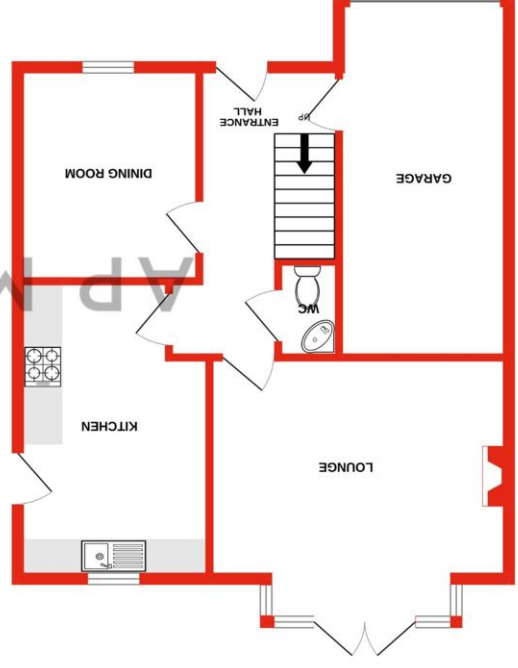
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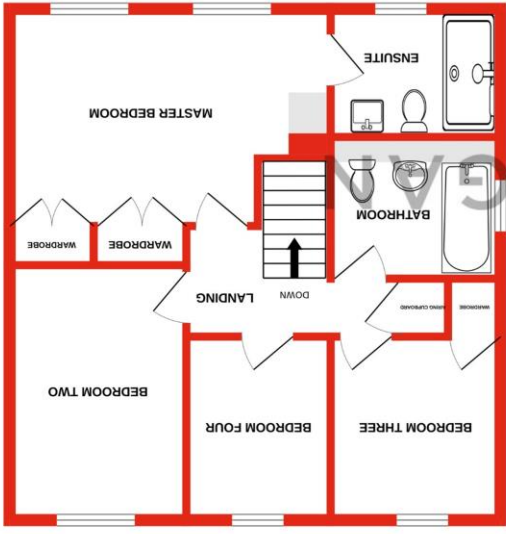
Need a removal company and storage?

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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. 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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