

AP MORGAN

Hawling Street, Brockhill, Redditch
Offers in excess of £315,000

Features:

- Four-bedroom semi-detached family home
- Entrance hall with WC
- Contemporary fitted kitchen/diner
- Generous lounge
- Modern bathroom
- Three double bedrooms
- Master with ensuite
- Versatile garden space
- Parking and garage at the rear

Description:

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

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

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

The second floor presents: the master bedroom of the house, a generous double with potential space for storage, an ensuite shower-room and skylight windows.

To the rear is a private, spacious garden laid to an initial stone-slab patio area stepped, with two large square planters. The remaining space is laid to lawn. This property also features private parking to the rear of the garden, and a garage space.

Situated in Brockhill, this property is roughly 2.2 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

Kitchen/Diner 15'3" x 9'7" (4.65m x 2.92m)

Lounge 10'7" x 16'7" (3.23m x 5.05m)

First Floor Landing

Bedroom Two 13'5" x 9'7" (4.1m x 2.92m)

Bedroom Three 12'7" x 9'7" (3.84m x 2.92m)

Bedroom Four 10'2" x 6'8" (3.1m x 2.03m)

Bathroom 5'7" x 6'8" (1.7m x 2.03m)

Master Bedroom 16'10" x 13'3" (max) (5.13m x 4.04m (max))

Ensuite 5'8" x 8'7" (1.73m x 2.62m)

Garage



EPC Rating: B

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

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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?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured

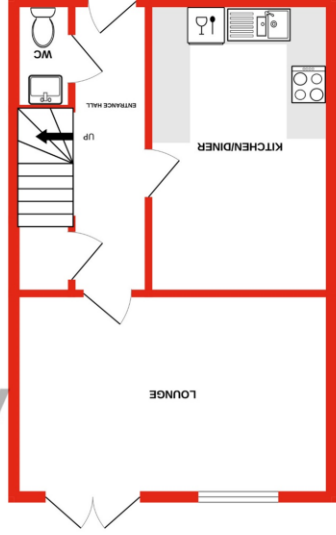
far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and

recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on

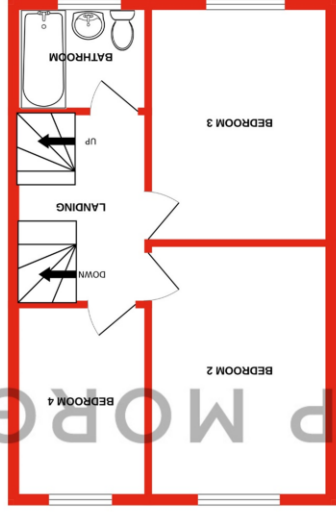
0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



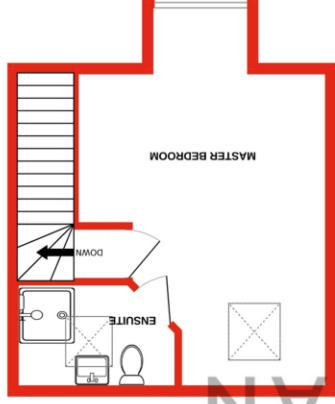
GARAGE 113 sq.ft. (10.5 sq.m.) approx.



GROUND FLOOR 428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR 428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR 297 sq.ft. (27.6 sq.m.) approx.

TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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.

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