

AP MORGAN



Aldermans Lane, Redditch,
Offers in excess of £480,000

Features:

- Executive detached family home
- Contemporary fitted kitchen with appliances
- Living room with feature log burner
- Master bedroom with en-suite bathroom
- Four further bedrooms
- Landscaped rear garden
- Private driveway and double garage
- EPC rating: D

Description:

A well-presented, executive detached family home, boasting five bedrooms and generous ground floor family living space. This property is positioned in a sought-after residential area of Brockhill, Redditch. Benefitting from both a rural feel and easy access to Redditch Town Centre.

To the front of the property is a private driveway providing ample off-road parking, access into the double garage, along with side gate access through to the rear garden.

The ground floor accommodation comprises: Entrance porch and sizeable hallway with a modern guest cloakroom and stairs rising to the first floor landing, contemporary fitted kitchen/diner with integrated appliances (gas hob, double oven, fridge, freezer, wine cooler, dishwasher and sink), separate utility room with space for appliances and access to the rear garden, formal dining room to the front with a feature bay window and double doors opening to the living room, a substantial space with a feature log burner and French Doors opening to the rear garden.

The first floor landing establishes: A generous gallery landing, master bedroom with a view to the rear garden, built in double wardrobes and an en-suite bathroom, double bedroom two with built in wardrobes and a second en-suite shower room, double bedrooms three and four, one with fitted wardrobes, well-proportioned single bedroom five with fitted wardrobes, and the main family bathroom, providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a beautifully maintained garden with an initial paved patio, then laid to lawn with raised planted borders and fenced boundaries. The rear garden further benefits from a timber storage shed, along with side access to both the double garage and front driveway.



Well positioned in Brockhill, the property is approximately 1.0 mile away from Redditch Town Centre providing an assortment of amenities in the Kingfisher Centre, including shops, restaurants, bars and cinema, along with the local bus and railway stations.

Details:

Entrance Porch and Hallway

Kitchen/Diner 13'8" x 17'4" (4.17m x 5.28m)

Dining Room 13'6" x 11'3" (4.11m x 3.43m)

Living Room 18'1" x 11'4" (5.5m x 3.45m)

Utility Room 6'2" x 5'1" (1.88m x 1.55m)

Guest WC 4'5" x 3'3" (1.35m x 1m)

Master Bedroom 11'3" x 13'2" (3.43m x 4.01m)

En-Suite Bathroom 5'5" x 8' (1.65m x 2.44m)

Bedroom Two 10'8" x 11'4" (3.25m x 3.45m)

En-Suite Shower Room 5'5" x 8' (1.65m x 2.44m)

Bedroom Three 11'3" x 11'5" (3.43m x 3.48m)

Bedroom Four 7'6" x 10'1" (2.29m x 3.07m)

Bedroom Five 9'2" x 7'4" (2.8m x 2.24m)

Family Bathroom 6'8" x 8'4" (2.03m x 2.54m)

Double Garage

EPC Rating: D

Council Tax Band: F (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?

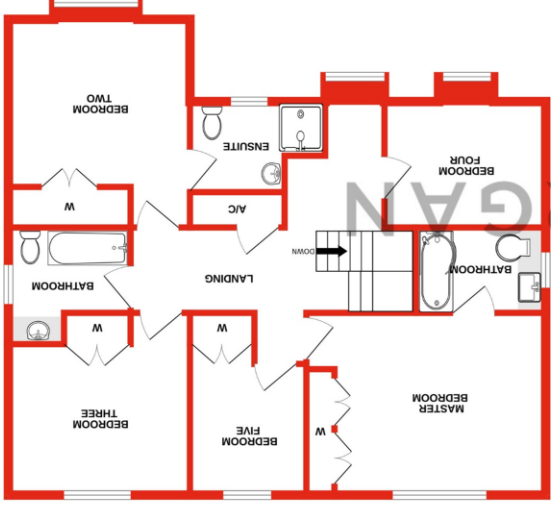
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GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.

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