



AP MORGAN

Nutford Street, Brockhill, Redditch
Offers in the region of £340,000

Features:

- A beautifully presented, semi-detached family home
- Four bedrooms
- Modern fitted kitchen/diner
- Spacious lounge
- Family bathroom and ensuite
- Generous low-maintenance garden
- Garage and driveway

Description:

A beautifully presented, semi-detached family home, boasting four bedrooms, a lovely garden and off-road parking. This property is well situated in Brockhill, Redditch.

To the front of the property is a driveway providing off-road parking for multiple vehicles, along with side access to the rear garden and access to the detached garage.

The ground floor accommodation comprises; a hall, with stairs rising to the first-floor landing, an understairs cupboard and guest WC, a modern kitchen/diner with integrated hob, oven, sink and space for freestanding appliances and the spacious lounge, with access to the rear garden, through French doors.

The first-floor landing establishes: two well-proportioned double bedrooms, a further single bedroom and the family bathroom providing a bath, wash basin and WC.

The second-floor homes bedroom one, boasting a lovely skylight and an en-suite bathroom, providing a walk-in shower, wash basin and WC.

To the rear of the property is a low-maintenance garden, divided into two sections, with a generous slate-covered section, with a path leading to the side gate, and behind a picket fence is a contemporary paved patio area with ample seating space, and a built-in brick barbecue.

Situated in Brockhill, this property is roughly 1.7 miles from the Redditch 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:

Hall

WC 5'6" x 3' (1.68m x 0.91m)

Kitchen/Diner 15'3" x 9'6" (4.65m x 2.9m)

Lounge 10'2" x 16'7" (3.1m x 5.05m)

Landing

Bedroom 2 13'5" x 9'8" (4.1m x 2.95m)

Bedroom 3 12'1" x 9'8" (3.68m x 2.95m)

Bedroom 4 10'2" x 6'8" (3.1m x 2.03m)

Bathroom 5'6" x 6'8" (1.68m x 2.03m)

Bedroom 1 18'11" x 13'2" (5.77m x 4.01m) max dimensions

Ensuite 5'8" x 8'1" (1.73m x 2.46m) max dimensions



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.

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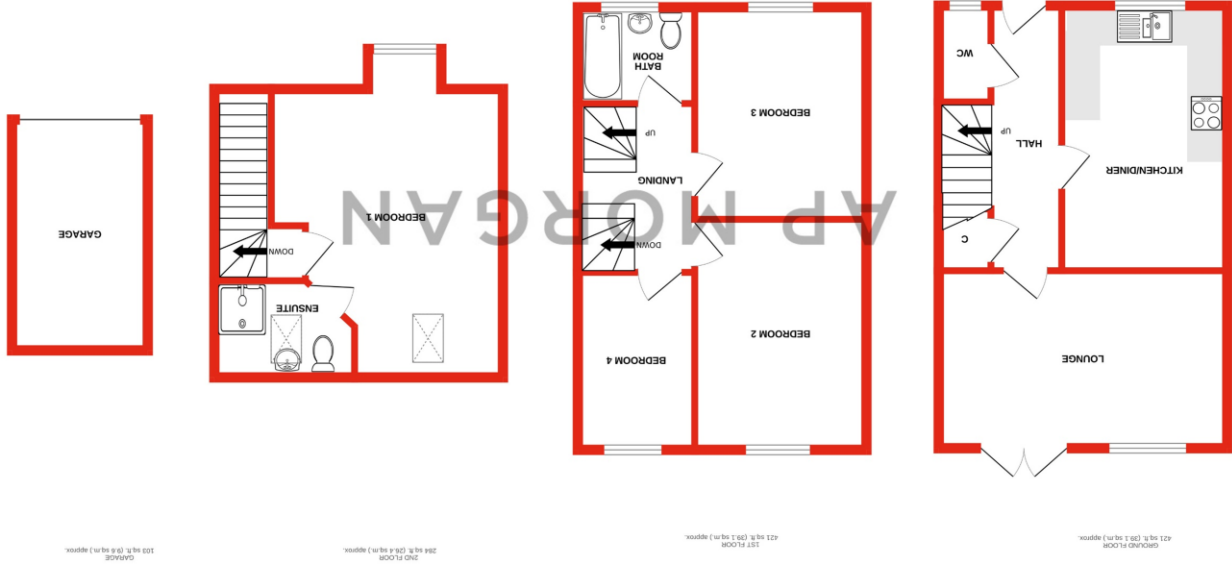
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TOTAL FLOOR AREA : 1229 sq ft. (114.2 sq.m.) approx.

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