

AP MORGAN



Boot Piece Lane, Brockhill, Redditch
Offers in the region of £275,000

Features:

- Chain free
- Three bedrooms
- Detached
- Driveway parking
- Garage
- Generous room sizes
- Landscaped garden

Description:

Offered with no onward chain This well-presented property is situated on a quiet residential road, excellently placed in Redditch close to schools, amenities and plenty of green spaces. The property boasts generous room sizes, an extensive garage, and well-sized garden.

Approaching the property, there is a tarmac drive bordered by a grass laid lawn. The drive gives front access to the garage and space for parking multiple vehicles.

The ground floor immediately presents: an entrance hall giving space for outdoor clothing/footwear. Leading to the large lounge with space for plentiful seating and freestanding furniture. The kitchen offers plenty of counter space, an integral sink, gas hob and an under-stair cupboard as well as space/plumbing for freestanding appliances. There is space for a dining table & chairs as well as access to the rear garden through a sliding door.

Ascending to the first floor, the landing presents: Bedroom One is a large double with views of the front garden and gives access to plenty of integrated storage. Bedroom Two is a further double looking to the rear and Bedroom Three is a well-proportioned single room. The family bathroom is well laid out and modern and features a basin, WC and bath with a shower above.

The rear garden is a generous and manageable size and opens to a raised paved patio which steps down to a grass laid lawn perfect for outdoor activities or enjoying sunny weather.



Situated in Redditch, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.

Details:

Entrance Hall

WC 3'4"x5'3" (1.02mx1.6m) Max. dimensions

Lounge 12'1"x14'1" (3.68mx4.3m) Max. dimensions

Kitchen 15'5"x 10'7" (4.7mx 3.23m)

Garage 8'1"x17'1" (2.46mx5.2m)

Landing

Bedroom 1 14'x9'11" (4.27mx3.02m) Max. dimensions

Bedroom 2 9'4"x9'1" (2.84mx2.77m)

Bedroom 3 5'10"x9'1" (1.78mx2.77m)

Bathroom 6'3"x6'3" (1.9mx1.9m)



EPC Rating: C

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?

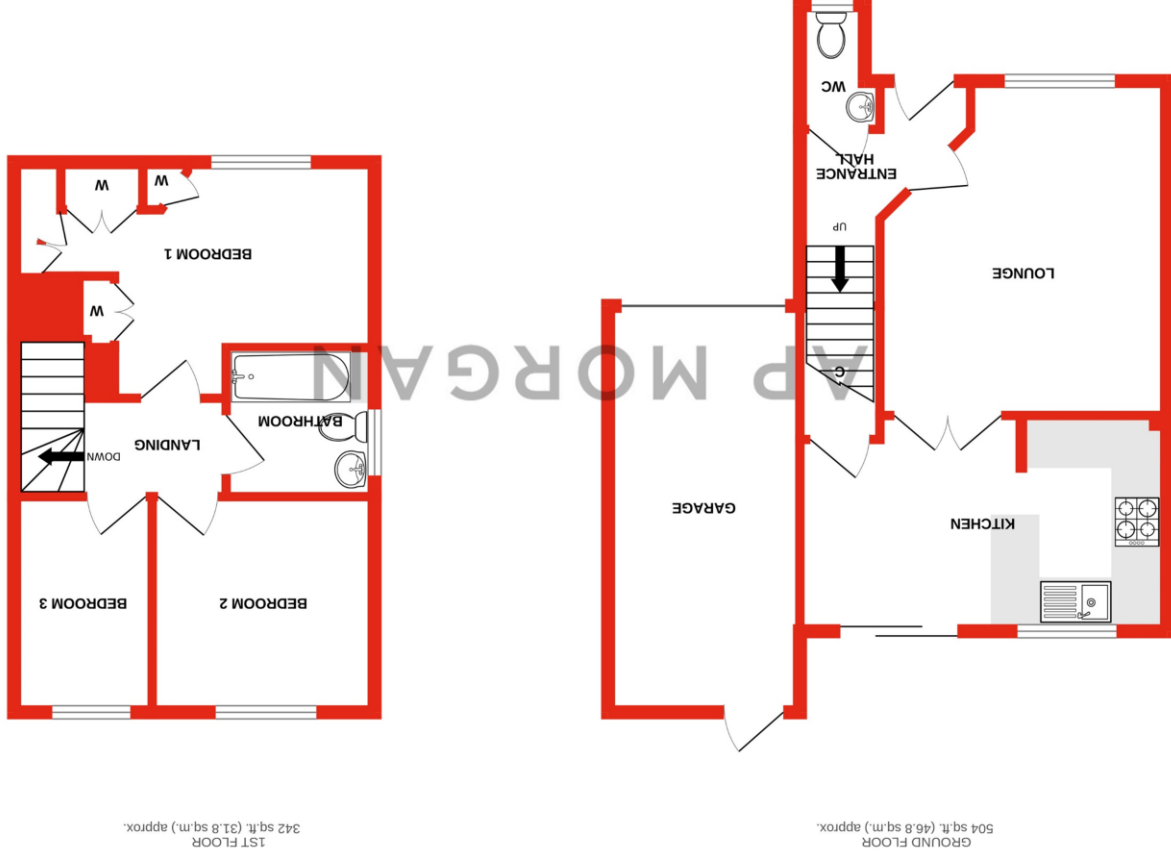
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 ©2025

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 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.