

AP MORGAN



Ambergate Close, Brockhill, Redditch
Offers in the region of £220,000

Features:

- Two-bedroom end-terraced home in Brockhill
- Cul-de-sac location, ideal as a first home
- Spacious Lounge
- Ample, re-fitted Kitchen/Dining Room
- Two double bedrooms, one with wardrobes
- Modern, refurbished Bathroom
- Versatile, low-maintenance garden
- Shared parking with an allocated space

Description:

A well-presented two-bedroom end-terraced home situated in a popular cul-de-sac location in Brockhill, Redditch. This property offers a versatile ground floor layout, a recently refitted kitchen/dining room, two double bedrooms, a low-maintenance garden, and ample driveway parking.

To the front of the property is a tarmac-laid shared driveway providing parking for multiple vehicles, with one allocated space and gated side access to the rear garden.

The ground floor comprises a welcoming porch, a generous lounge, and the recently refitted kitchen/dining room which overlooks the garden. The kitchen includes a sink, integrated dishwasher, electric hob with convection oven, plumbing and space for freestanding appliances, and a glazed door providing access to the garden.

Upstairs, the first-floor landing leads to bedroom one—a spacious double with integrated wardrobes—and bedroom two, another double room with space for freestanding furniture. The modern bathroom has also been recently refitted and includes a bath with shower over, a wash basin, and a WC.

To the rear, the garden offers a low-maintenance and versatile space, initially laid to block paving which leads through a synthetic lawn, with a planting area at the back. The garden also benefits from recently replaced fencing, a mature planted tree, and rear gated access.

Located in Brockhill, this property is approximately 1.1 miles from Redditch town centre, which offers a variety of



amenities including shops, restaurants, a bus station, and a train station, along with well-regarded schools and public facilities. The M42 and M5 motorways are also easily accessible.

Details:

Porch

Lounge 14'3" x 10'8" (4.34m x 3.25m) Both max

Kitchen/Dining Room 13'1" x 10'8" (4m x 3.25m)

Landing

Bedroom one 11'3" x 10'8" (3.43m x 3.25m) Both max (into wardrobes)

Bedroom two 7'11" x 10'8" (2.41m x 3.25m)

Bathroom 4'11" x 7'3" (1.5m x 2.2m)



EPC Rating: To be confirmed

Council Tax Band: C (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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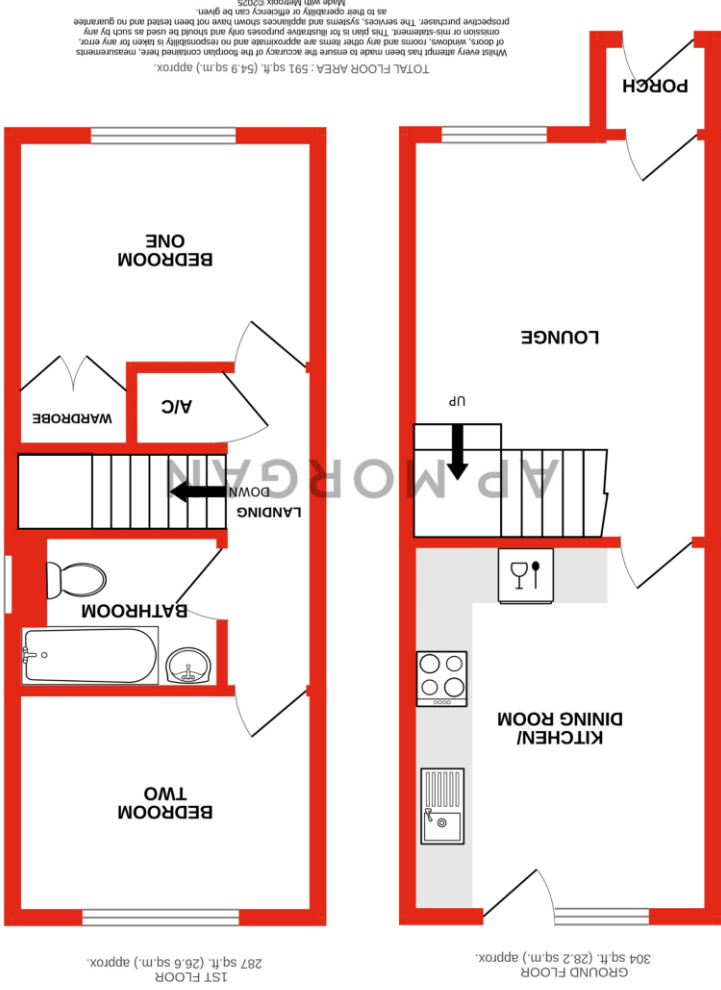
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