

AP MORGAN



Shireland Lane, Brockhill, Redditch
Offers in the region of £270,000

Features:

- **Offered with no onward chain**
- A well-presented detached family home
- Two/three bedrooms
- Spacious lounge with feature fireplace
- Modern fitted kitchen/diner
- Family bathroom, ensuite and guest WC
- Low maintenance rear garden
- Driveway and garage

Description:

****Offered with no onward chain****

A well-presented detached family home, offering two/three bedrooms, a spacious living space and off-road parking. This property is situated in the sought-after area of Brockhill, Redditch.

To the front of the property is a driveway, providing off-road parking, forward access to the property's garage, along with side gate access to the rear garden.

The ground floor accommodation briefly comprises; a welcoming hall, with stairs rising to the first floor landing and access to a convenient guest WC, spacious lounge, with a feature fireplace and bay window and the modern fitted kitchen/diner, with an integrated gas hob, oven, space for freestanding appliances and access to the rear garden through French doors.

The first-floor landing establishes; two double bedrooms, bedroom one, benefiting from an integrated wardrobe and attached ensuite, providing a walk-in shower, WC and wash basin, a further single bedroom/study, and the family bathroom providing a bath, WC and wash basin.

To the rear is a low-maintenance garden, laid to patio slabs, access to the garage, with fenced borders and side gate, providing rear access to the property.

Well situated in the popular Brockhill location, Redditch town centre is a short ride away boasting an assortment of amenities such as shops and restaurants. There are local countryside walks, it is conveniently placed to access local schools and is handy for main motorway networks (M5 & M42).



Details:

Hall

WC 2'9" x 6'2" (0.84m x 1.88m)

Lounge 15'11" x 11'5" (4.85m x 3.48m) max dimensions

Kitchen/Diner 8'10" x 14'9" (2.7m x 4.5m)

Landing

Bedroom 1 10'8" x 11'4" (3.25m x 3.45m) max dimensions

Ensuite 5'10" x 3' (1.78m x 0.91m)

Bedroom 2 10'3" x 8'10" (3.12m x 2.7m)

Study 7'5" x 5'7" (2.26m x 1.7m)

Bathroom 6'6" x 5'6" (1.98m x 1.68m)

Garage 17'6" x 8'7" (5.33m x 2.62m)



EPC Rating: C

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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Need a mortgage?

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Property to sell?

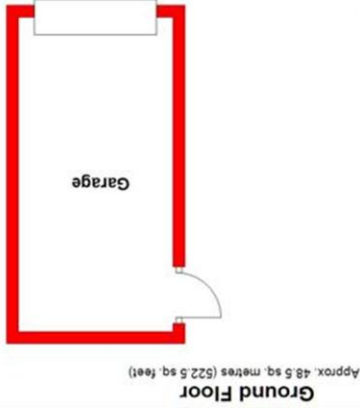
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Plan produced using Planlup.

Total area: approx. 83.3 sq. metres (896.9 sq. feet)

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