

AP MORGAN



Appletree Lane, Brockhill, Redditch
Offers in excess of £300,000

Features:

- Well-presented detached family home
- Three well-proportioned bedrooms
- Spacious lounge and modern kitchen/diner
- Bright conservatory overlooking garden
- Main bedroom with en-suite
- Family bathroom and built-in storage
- Private garden with patio and real lawn
- Driveway and integral garage

Description:

A well-presented -detached family home, boasting three bedrooms, off-road parking and garage. This property is well positioned in the popular residential area of Brockhill, Redditch.

To the front of the property is a driveway, providing parking for multiple vehicles, forward access to the garage and front door. Upon entering, you are greeted by a welcoming hallway with a downstairs WC and access to the spacious lounge. The lounge flows seamlessly into the modern kitchen/diner, fitted with contemporary units and appliances—perfect for family meals and entertaining guests. From here, French doors open into a delightful conservatory, providing additional living space that overlooks the garden and allows natural light to flood in.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while bedrooms two and three are served by a modern family bathroom. There is also built-in storage on the landing, adding to the home's practicality.

Outside, the rear garden is attractively arranged with a combination of gravelled and patio areas, ideal for outdoor dining and relaxation. Steps lead down to a lower-level lawn, perfect for children to play or for enjoying the sunshine. Mature planting and fencing provide privacy and a pleasant outlook, with rear access to the garage.

The property is set in the popular district of Brockhill, situated within 1.6 miles of Redditch town centre boasting a variety of shopping, leisure facilities, restaurants, amenities along with the prevalent Kingfisher shopping centre. Nearby motorway links (M5 & M42) allow for ease of travel and commuting to Birmingham, Worcester, and surrounding areas.



Details:

Hall

WC 5'11" x 2'10" (1.8m x 0.86m)

Lounge 14'3" x 12'3" (4.34m x 3.73m) max dimensions

Kitchen/Diner 10'2" x 15'7" (3.1m x 4.75m)

Conservatory 8'11" x 13'11" (2.72m x 4.24m)

Landing

Bedroom 1 11'11" x 12'10" (3.63m x 3.9m) max dimensions

Ensuite 7'5" x 3'1" (2.26m x 0.94m)

Bedroom 2 9' x 9'4" (2.74m x 2.84m) max dimensions

Bedroom 3 9'2" x 6'1" (2.8m x 1.85m)

Bathroom 6'3" x 5'7" (1.9m x 1.7m)



EPC Rating: D

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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