

**AP MORGAN**



**Wheatcroft Close, Brockhill, Redditch**  
Offers in excess of £270,000

**Features:**

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Semi-detached property
- Three bedrooms
- Spacious lounge
- Open-plan kitchen/diner
- Family bathroom, en-suite and WC
- Low maintenance front and rear gardens
- Single garage and on-road parking

**Description:**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Introducing this well-presented semi-detached home offering three bedrooms, a spacious lounge, a fantastic open-plan kitchen/diner, a well-maintained rear garden, and the benefit of a single garage and ample on-road parking, situated in a quiet cul-de-sac in Brockhill, Redditch.

Upon arrival in the quiet cul-de-sac, the property offers ample on-road parking to the front and a single garage to the rear, ideal for both residents and visitors. There is also a small front garden, laid with stone and bordered by shrubbery.

On entry, the ground floor welcomes you into the hallway, which comprises stairs rising to the first floor, access to the WC fitted with a toilet and wash basin, and the entrance to the lounge. The lounge provides an excellent space for comfort and family entertainment, with double doors leading into the kitchen/diner. This open-plan area offers a fantastic space for family dining and features a kitchen fitted with ample storage and worktop space, an integrated oven with gas hob and extractor hood, a kitchen island providing additional workspace, and room for freestanding appliances. The kitchen/diner also benefits from a storage cupboard and French doors opening onto the rear garden.

The first floor leads to the landing and into the principal bedroom, a spacious double with a storage cupboard ideal for wardrobe space, and an en-suite fitted with a toilet, wash basin, and shower cubicle. There is a second bedroom, also suitable as a double, and a third bedroom, a single room ideal as a nursery or office space. The main bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub.



The rear garden opens onto a patio area, with a path leading to the end of the garden. Planters run along one side, alongside a small lawned area, with the remainder laid to stone for ease of maintenance.

Well-situated in the sought-after area of Brockhill, the property benefits from proximity to countryside walks. Redditch town centre is just a short distance away, offering an assortment of amenities including shops, bars, restaurants, local bus routes, and the train station. The property is also well positioned for convenient access to motorway links, including the M42 and M5.

**Details:**

**Entrance Hallway**

**Cloakroom/WC** 5'4" x 2'11" (1.63m x 0.9m)

**Lounge** 14'1" x 12'1" (4.3m x 3.68m)

**Kitchen/Diner** 15'6" x 9'9" (4.72m x 2.97m)

**Master Bedroom** 9'4" x 12'3" (2.84m x 3.73m)

**En-suite Shower Room** 5'5" x 5'5" (1.65m x 1.65m)

**Bedroom Two** 9'4" x 7'8" (2.84m x 2.34m)

**Bedroom Three** 9' x 6' (2.74m x 1.83m)

**Family Bathroom** 6'10" x 6'1" (2.08m x 1.85m)

**Single Garage**

**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.



## How can we help you?

### Need a mortgage?

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### Property to sell?

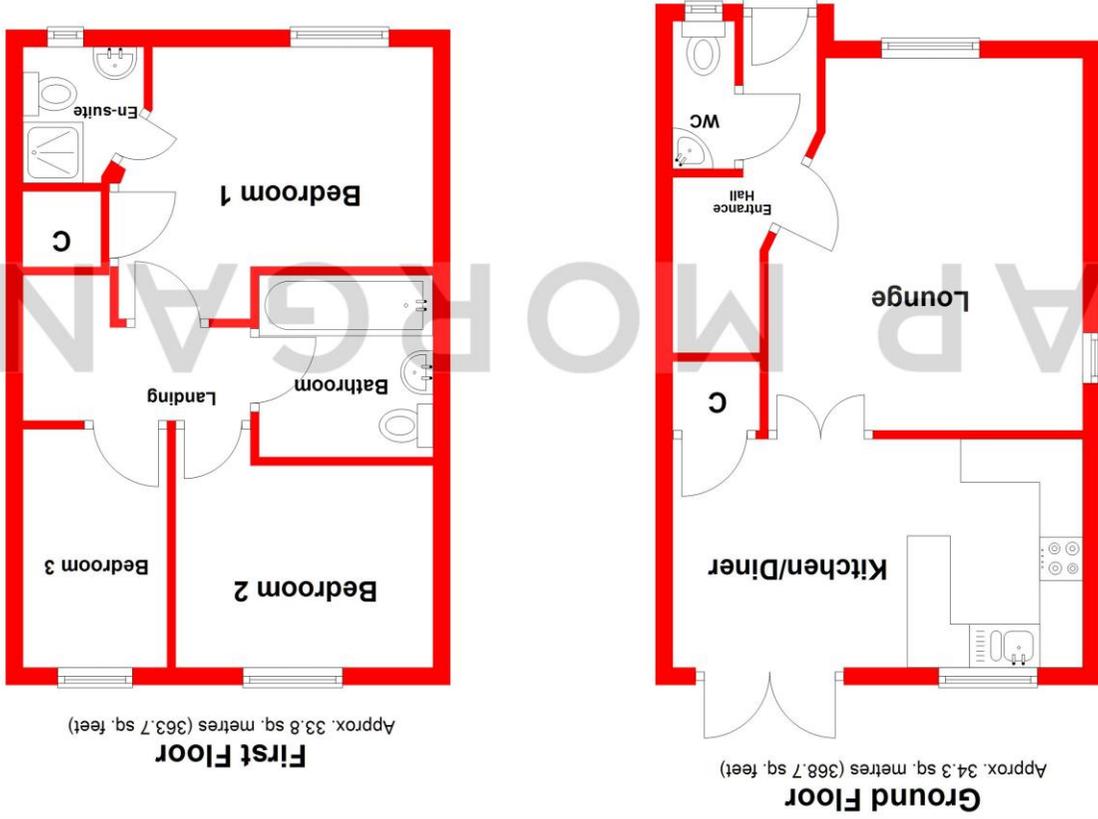
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 68.0 sq. metres (732.4 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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