

AP MORGAN



Lily Green Lane, Brockhill, Redditch
Offers in excess of £475,000

Features:

- Detached four-bedroom family home in a quiet, no-through-traffic position
- South-facing rear garden, private and not overlooked
- Layered garden design with access from both sides of the house
- Open-plan kitchen/diner, ideal for everyday life and entertaining
- Modern interior throughout
- Three double bedrooms plus a single, ideal for families or a home office
- En-suite to main bedroom, plus family bathroom and downstairs WC
- Driveway parking and garage

Description:

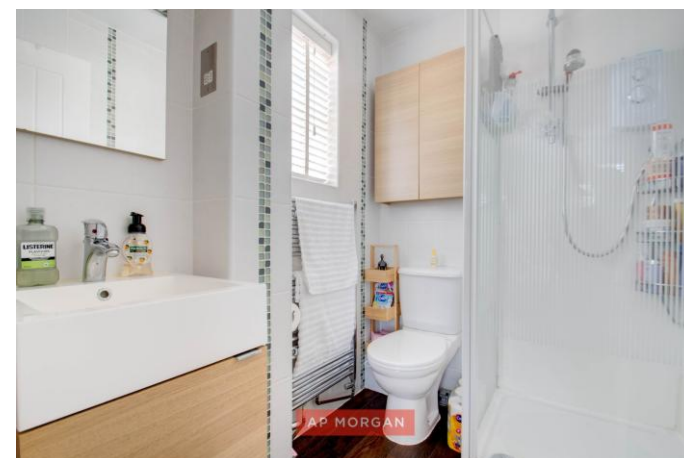
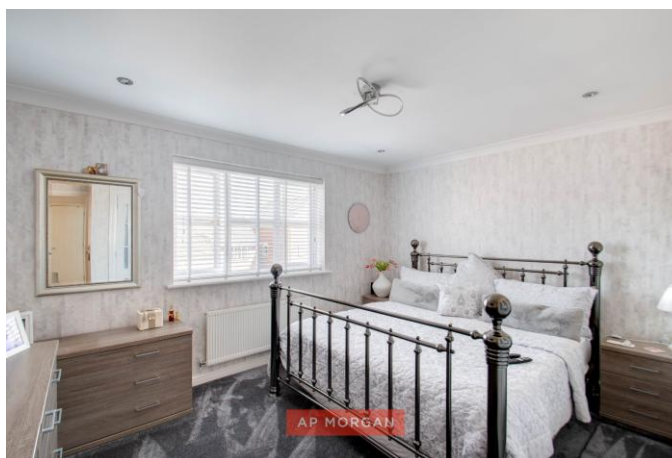
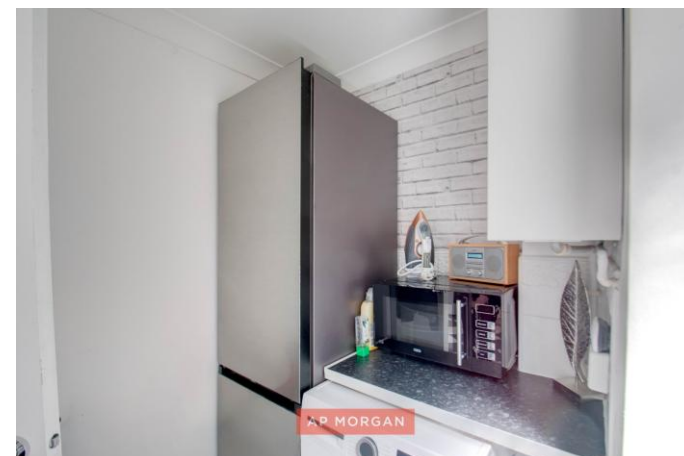
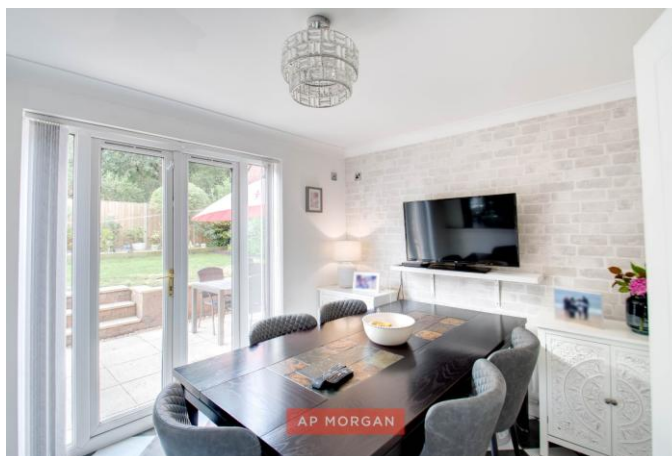
Detached, driveway, garage, and a garden that keeps unfolding. This one has it all.

This detached four-bedroom home sits in one of Brockhill's quietest pockets, on a lane with no through traffic. No overlooking neighbours at the rear either, just a south-facing garden that catches the sun from morning through evening. Inside, you'll find a modern, well-appointed interior anchored by an open-plan kitchen/diner made for everyday life. Driveway parking, a garage, and access to the garden from both sides of the house round out a layout that just works.

We asked them what made them buy it...

"It's a great location. Because of the way the house sits on the road, there's no through traffic, so it's really peaceful. We're not overlooked at the rear at all, and the garden faces south, so we get the sun all day. Parking was never an issue either. There's plenty of space."

"We loved how modern everything felt when we moved in. The kitchen and diner being open-plan made it the heart of the house. It's where everyone ends up. And the garden's got real character, it's not just one flat lawn, there's different areas to it, which makes it feel bigger than it is."



Our agents say...

This is a proper family home, and one that doesn't often come up in this pocket of Brockhill. Three doubles and a single give real flexibility, whether that's growing kids, a home office, or space for guests. The en-suite off the main bedroom and downstairs WC add the kind of everyday convenience that makes a big difference. But it's the garden that really sets this one apart. Layered, private, and accessible from both sides of the house, it's a space you'll actually use, whether that's summer barbecues, football with the kids, or just morning coffee in the sun. Tucked away yet close to everything Redditch has to offer, this one is well worth a look. Get in touch with AP Morgan to arrange a viewing.

Details:

Entrance Hall

Lounge 12'1" x 13'5" (3.68m x 4.1m)

Kitchen/Dining Room 8'9" x 20'11" (2.67m x 6.38m)

Utility Room 6'4" x 4'10" (1.93m x 1.47m)

WC

Garage 15'11" x 8' (4.85m x 2.44m)

Landing

Bedroom One 12'1" x 13'9" (3.68m x 4.2m)

En-suite 5'3" x 4'11" (1.6m x 1.5m)

Bedroom Two 15'7" x 7'11" (4.75m x 2.41m)

Bedroom Three 9'1" x 10'6" (2.77m x 3.2m)

Bedroom Four 6'9" x 7'3" (2.06m x 2.2m)

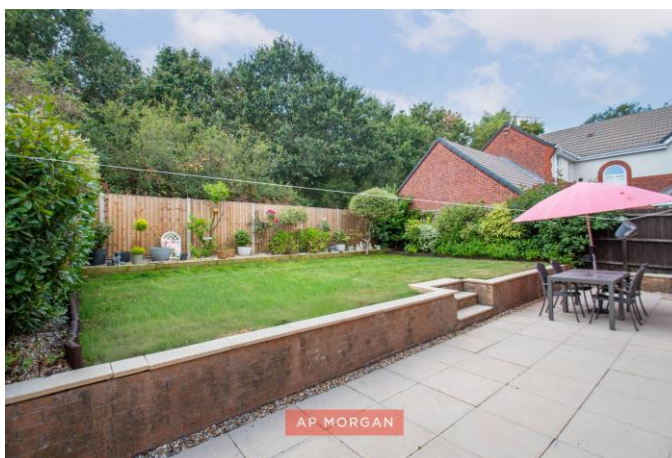
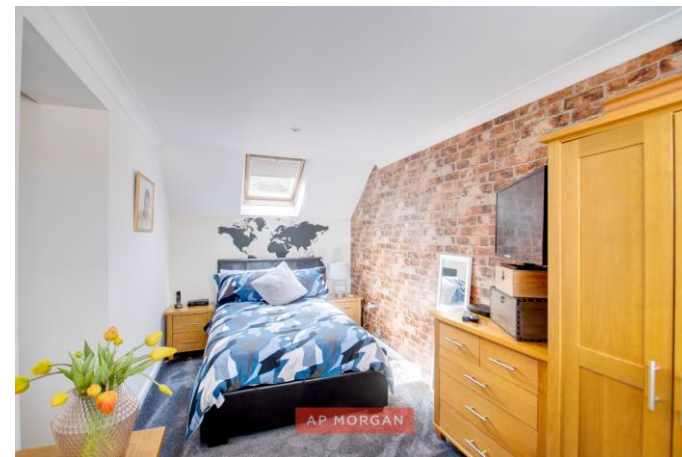
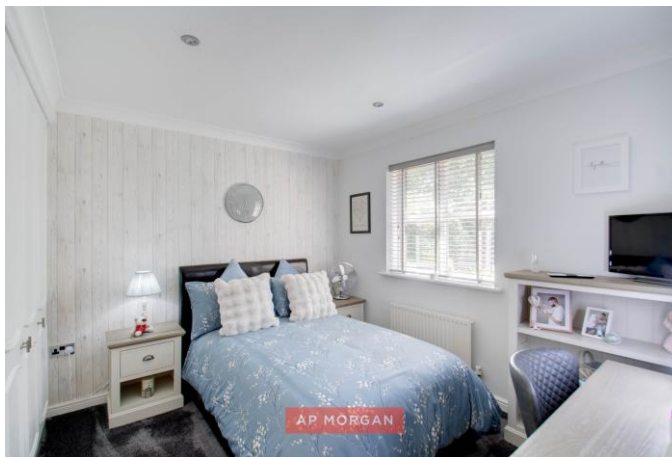
Bathroom 6'2" x 6'11" (1.88m x 2.1m)

EPC Rating: To be confirmed

Council Tax Band: (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

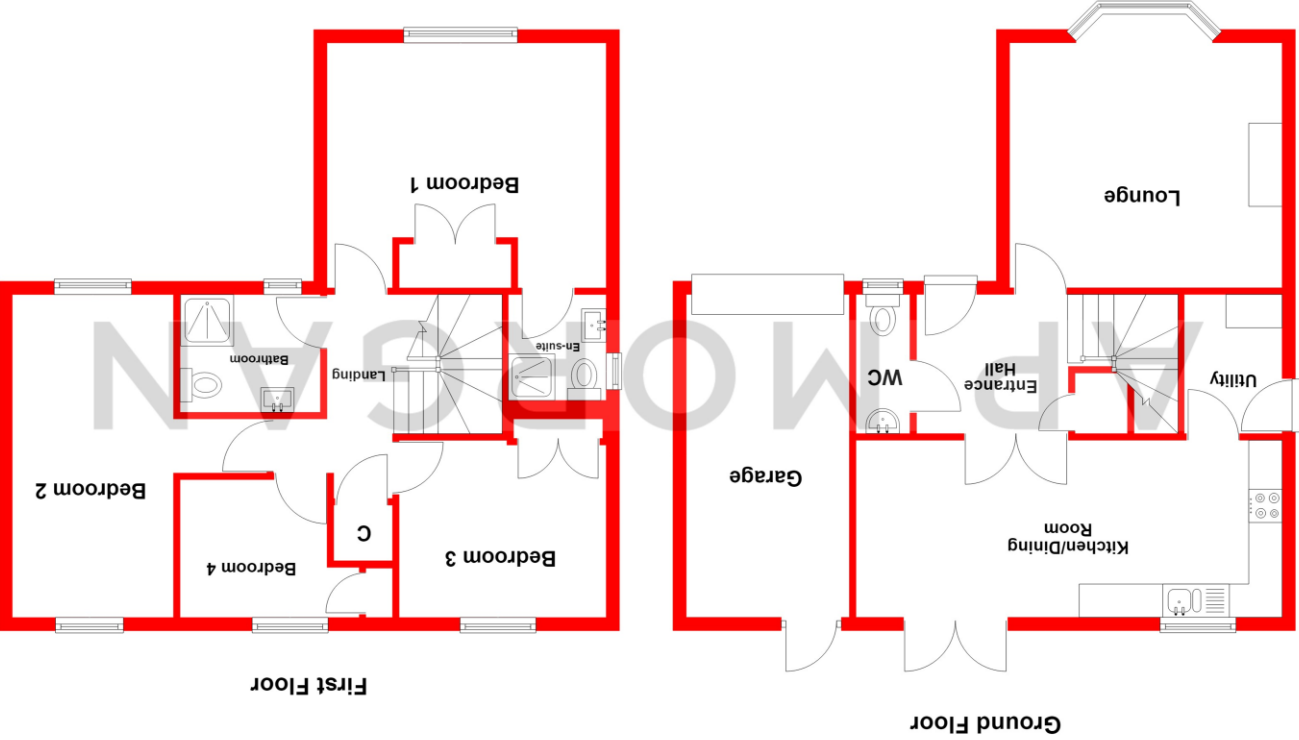
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Total area: approx. 117.6 sq. metres (1266.1 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 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. Plan produced using Planlup.

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