

**AP MORGAN**



**Rosedale Close, Brockhill, Redditch**  
Offers in excess of £280,000

**Features:**

- Detached family home
- Three bedrooms
- Fitted kitchen/dining room
- Generous lounge
- Modern bathroom
- Low maintenance garden with a gazebo
- Off-road parking and single garage
- EPC Rating: D

**Description:**

A well-presented detached family home, boasting three generous bedrooms, a sizeable living space and off-road parking. This property is positioned in the popular area of Brockhill.

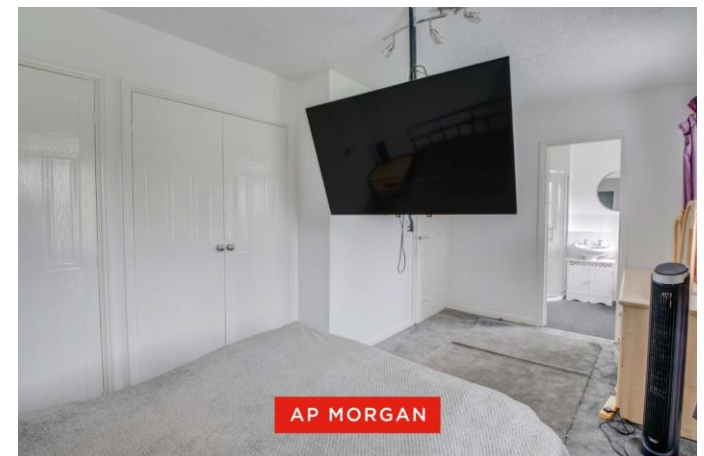
To the front of the property is a private driveway providing off-road parking, access to the garage and gate access to the rear garden.

The ground floor comprises: an entrance hall, with access to a downstairs WC, an ample lounge with stairs rising to the first-floor landing, an open plan fitted kitchen/dining room, with a fitted gas hob, electric oven, sink, room for free-standing appliances and access to the rear garden and a utility room.

The first-floor landing establishes: two double bedrooms, bedroom one with fitted wardrobes and attached ensuite, with a shower, wash basin and WC, bedroom 2 with fitted wardrobes, a single bedroom three and a family bathroom, providing a bath with an overhead shower, wash basin and WC.

To the rear of the property is a private, low maintenance garden, with initial decking, gazebo, a further gravel and patio slabbed area with fenced and mature hedged boundaries and access to the front of the property via a gate.

Well positioned in Brockhill, the property benefits from easy access to local amenities such as schools, shops, restaurants, and the town centre. The property is also well placed for access to motorway links (M42 and M5), bus routes and the local railway station.



**Details:**

**Hall**

**Lounge** 14'1" x 13' (4.3m x 3.96m)

**Kitchen/Dining Room** 7'11" x 12'1" (2.41m x 3.68m)

**Utility** 10'1" x 7'10" (3.07m x 2.4m)

**WC** 4'1" x 3' (1.24m x 0.91m)

**Landing**

**Bedroom 1** 9' x 14'11" (2.74m x 4.55m)

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

**Bedroom 2** 11'1" x 8 (3.38m x 8)

**Bedroom 3** 9' x 8'1" (2.74m x 2.46m)

**Bathroom** 6'1" x 6'1" (1.85m x 1.85m)

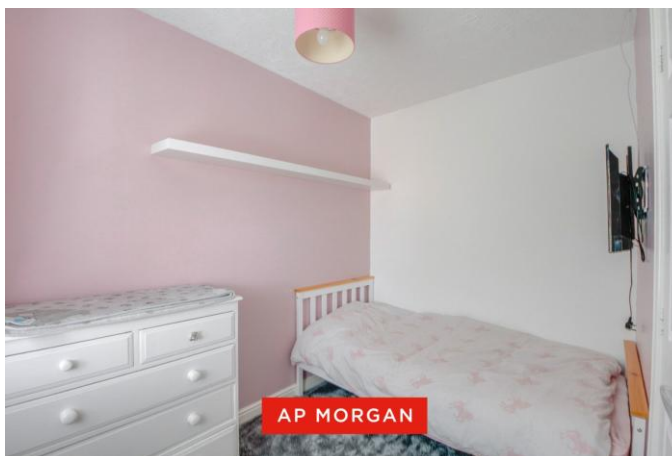
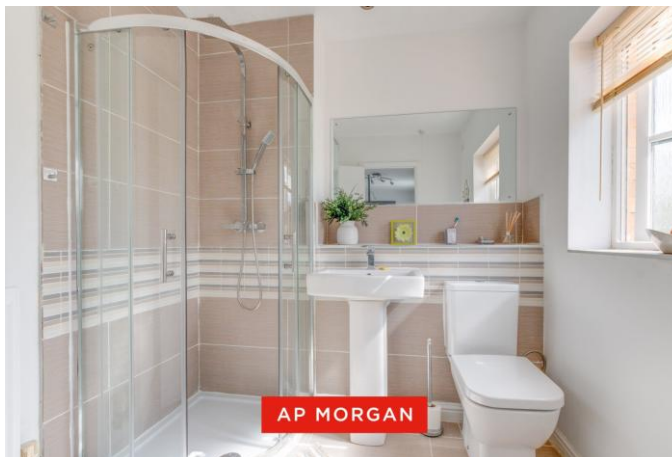
**Garage**

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

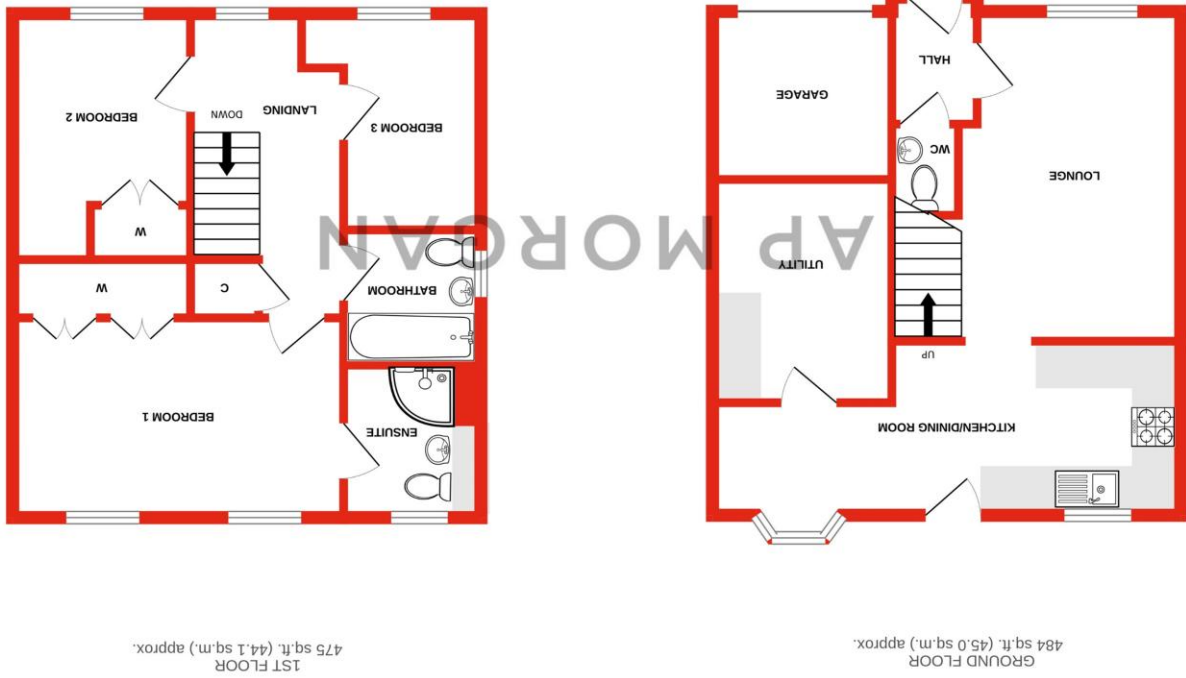
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 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.

Made with Metropix e2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.