

**AP MORGAN**



**Nutford Street, Brockhill, Redditch**  
Offers in the region of £240,000

### Features:

- Two bedroom semi-detached home
- Perfect as a first home
- Lounge with under-stair store
- Modern fitted Kitchen/Diner
- Two double bedrooms
- Well-fitted Bathroom
- Generous garden
- Driveway parking for vehicles

### Description:

This two-bedroom semi-detached house enjoys a desirable location within Brockhill, Redditch. This property is near a wealth of countryside, with excellent access to the local amenities, a versatile ground floor layout with a well-fitted kitchen/diner, two double bedrooms and a modern bathroom.

To the front is a brief garden space laid to lawn, tarmac-laid driveway fit for parking multiple vehicles and side access to the rear of the house.

The ground floor comprises: a welcoming entrance hallway with access to a WC, spacious lounge with an under-stair cupboard, a fitted kitchen/diner offers a sink, gas hob/convection oven, space/plumbing for freestanding appliances/furniture and access to the rear through a set of glazed French doors.

The first-floor landing establishes: Bedroom one is a generous double with integral storage, and bedroom two is a further, comfortable double with potential space for furniture. The bathroom of the house is on this floor, and offers a bath/shower, wash basin and WC.

To the rear is a versatile garden space, laid to an initial stone slab patio with the remaining space laid to lawn. This garden features fenced boundaries.

Situated in Brockhill, this property is roughly 1.6 miles from the Redditch town centre, this position offers access to an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



**Details:**

**Entrance Hall**

**Lounge** 15' x 9'4" (4.57m x 2.84m) Both max

**Kitchen/Diner** 8' x 12'8" (2.44m x 3.86m)

**Landing**

**Bedroom one** 8'7" x 12'8" (2.62m x 3.86m) Both max

**Bedroom two** 8' x 12'8" (2.44m x 3.86m)

**Bathroom** 6'4" x 5'7" (1.93m x 1.7m) Both max



**EPC Rating:** B

**Council Tax Band:** B (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?

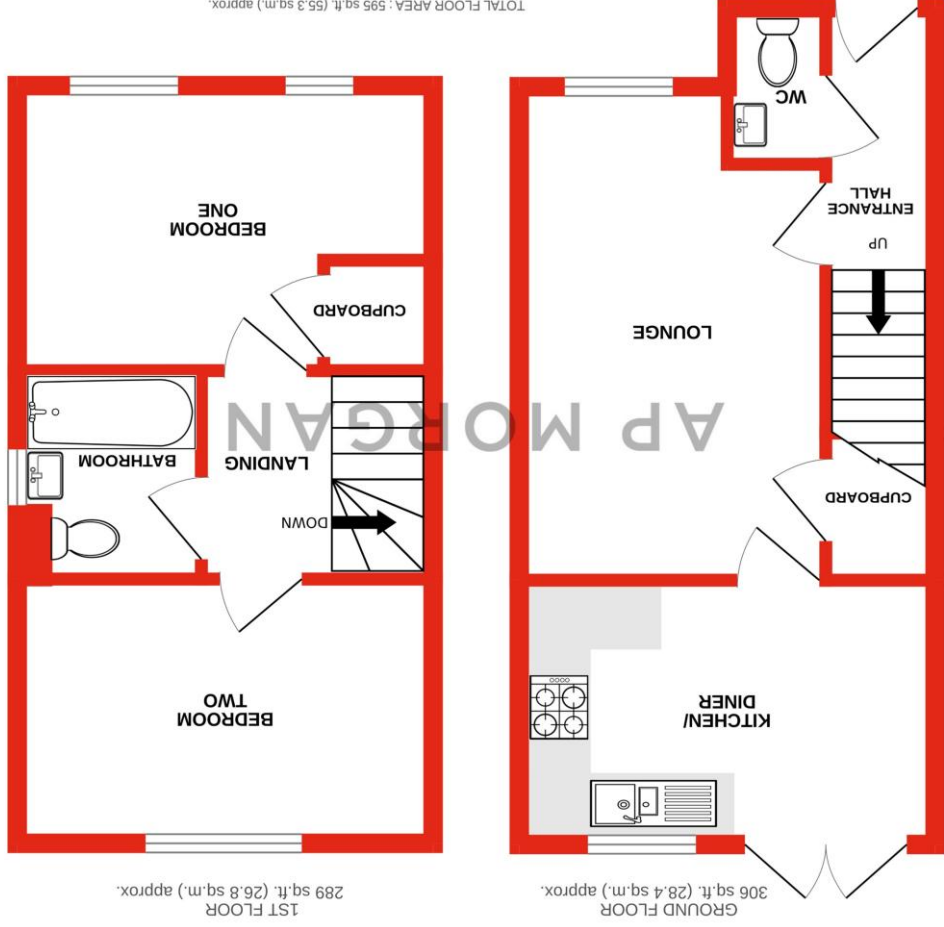
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### Need a solicitor?

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