

AP MORGAN



Owlham Close, Brockhill, Redditch
Offers in excess of £395,000

Features:

- **No onward chain**
- Detached family home
- Four bedrooms
- Kitchen/diner with garden access
- Lounge plus utility room
- En-suite to main bedroom
- Driveway and garage
- Low-maintenance rear garden

Description:

Offered with no onward chain, this modern and well-presented four-bedroom detached family home is situated in a popular residential development and provides spacious, versatile accommodation ideal for contemporary living.

The ground floor is accessed via a welcoming hall and comprises a comfortable front-facing lounge, enhanced by the addition of an air conditioning unit for year-round comfort.. To the rear, the heart of the home is a generous kitchen/diner, thoughtfully designed for both everyday family life and entertaining, with double doors opening directly onto the garden. The kitchen is complemented by a separate utility room, a convenient ground floor WC, and internal access to the integral garage, adding to the practicality of the layout.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom features fitted air conditioning and benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for families, guests, or those requiring space for home working.

Externally, the property features a private driveway providing off-road parking and access to the garage. To the rear is an enclosed garden, designed for low maintenance, with a generous paved patio area and artificial lawn, creating an excellent space for outdoor dining, entertaining, or relaxation. The elevated position of the home enhances the sense of privacy and affords pleasant outlooks across nearby green spaces.



This attractive home combines modern convenience with comfortable family living and is ready for immediate occupation, making it an excellent opportunity for buyers seeking a smooth and chain-free purchase.

Details:

Hall

Lounge 15'9" x 11' (4.8m x 3.35m) max dimensions

Kitchen/Diner 10'4" x 18'5" (3.15m x 5.61m) max dimensions

Utility 7'1" x 5'3" (2.16m x 1.6m)

WC 2'11" x 5'3" (0.9m x 1.6m)

Landing

Bedroom 1 13'1" x 11' (4m x 3.35m) max dimensions

Ensuite 6'2" x 5'1" (1.88m x 1.55m) max dimensions

Bedroom 2 12'2" x 9'4" (3.7m x 2.84m)

Bedroom 3 9'7" x 9'4" (2.92m x 2.84m)

Bedroom 4 9'8" x 7'2" (2.95m x 2.18m)

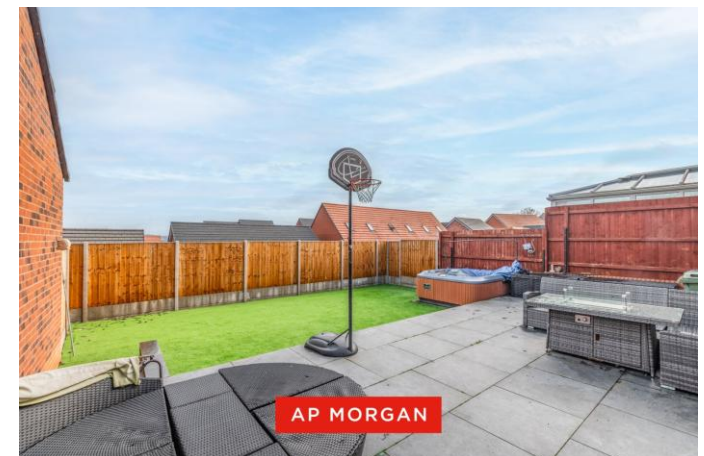
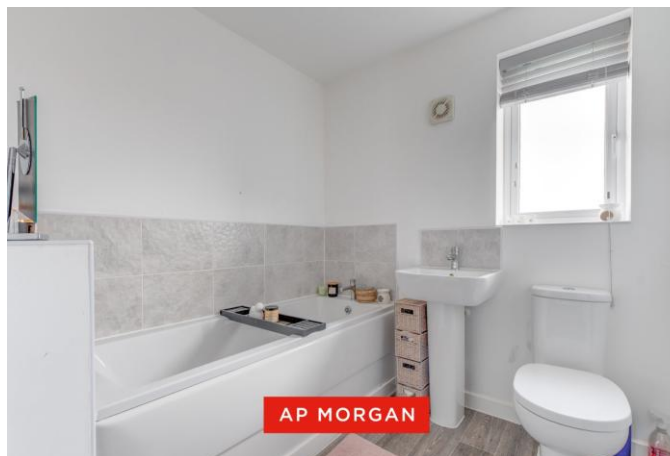
Bathroom 6'5" x 6'10" (1.96m x 2.08m)

EPC Rating: B

Council Tax Band: E (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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Property to sell?

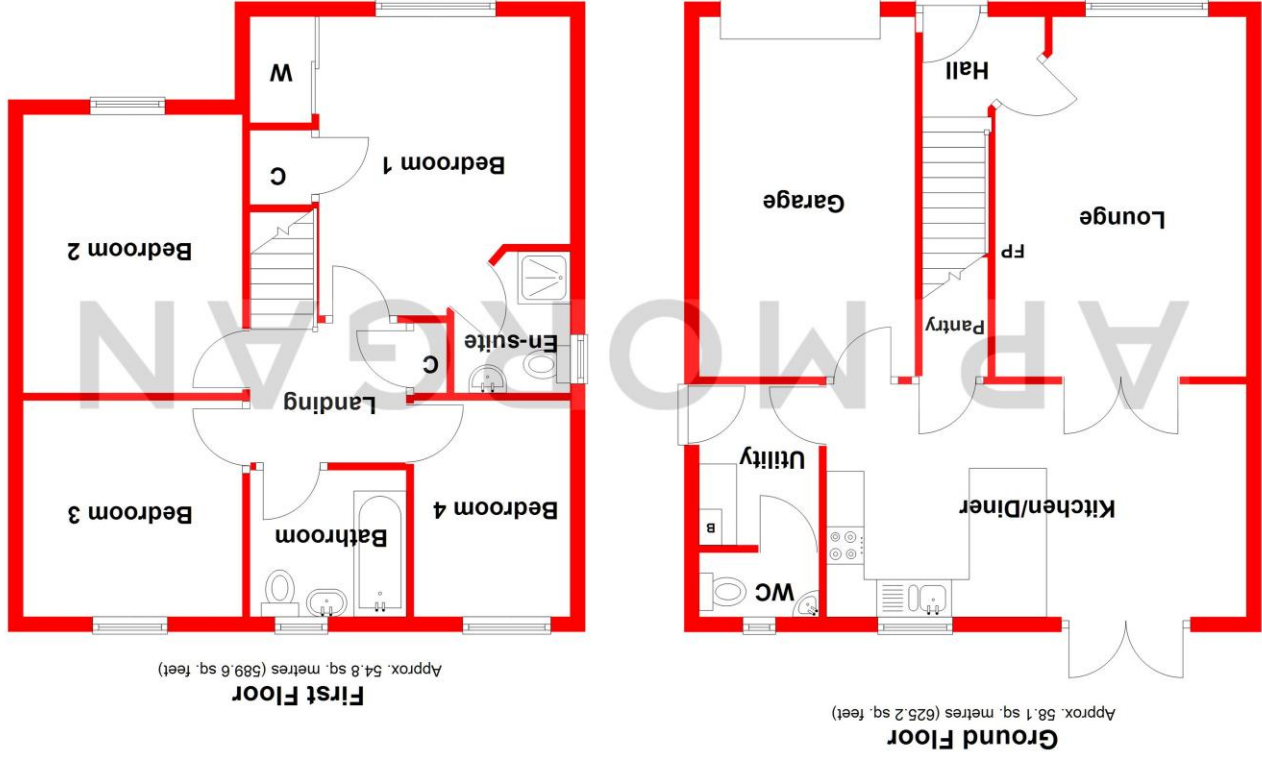
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Total area: approx. 112.9 sq. metres (1214.8 sq. feet)

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 PlanUp.

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