

AP MORGAN



Elrington Close, Brockhill, Redditch
Offers in excess of £330,000

Features:

- **No onward chain**
- Three-bedroom detached house
- Popular modern development
- Lounge and kitchen/diner
- Ground floor WC
- Main bedroom with en-suite
- Enclosed rear garden
- Driveway and detached garage

Description:

*Offered with no onward chain**

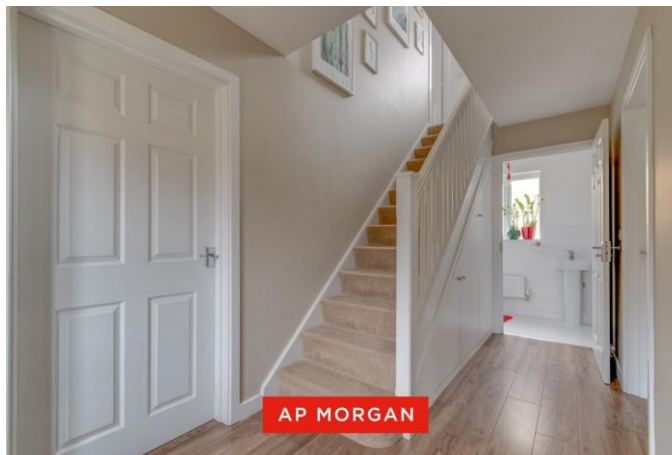
A well-presented three-bedroom detached family home, situated within a popular and modern residential development. The property enjoys an attractive frontage with a private driveway leading to a detached garage, offering both off-road parking and useful storage.

The ground floor accommodation is thoughtfully laid out, comprising a welcoming entrance hall with stairs to the first floor and a convenient cloakroom/WC. The lounge is a comfortable and well-proportioned reception room, perfect for relaxing or entertaining. The kitchen/diner provides a sociable space with ample room for dining furniture and direct access to the garden, making it ideal for everyday family living.

On the first floor, there are three bedrooms, including a generous principal bedroom benefitting from an en-suite shower room. The remaining two bedrooms are served by a modern family bathroom, offering flexibility for families, guests, or home working.

Externally, the rear garden is attractively arranged with patio and lawned areas, providing a pleasant and private outdoor space for entertaining or relaxation. The detached garage and driveway are conveniently positioned to the side of the property, adding to the overall practicality of the home.

Situated in Brockhill, this property is roughly 1.2 miles from the town centre, offering an assortment of amenities including shopping, bars, restaurants, well-regarded schooling, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Hall

Kitchen/Diner 18'4" x 9' (5.6m x 2.74m)

Lounge 18'4" x 10' (5.6m x 3.05m)

WC 3'7" x 6'1" (1.1m x 1.85m)

Landing

Bedroom 1 14'4" x 10'2" (4.37m x 3.1m) max dimensions

Ensuite 3'10" x 9' (1.17m x 2.74m)

Bedroom 2 10'10" x 9' (3.3m x 2.74m) max dimensions

Bedroom 3 7'2" x 9' (2.18m x 2.74m) max dimensions

Bathroom 6'2" x 7'5" (1.88m x 2.26m)

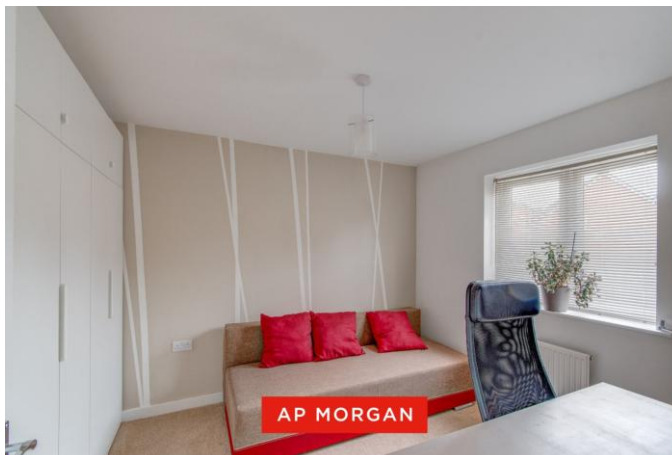
Garage 9' x 17'5" (2.74m x 5.3m)

EPC Rating: C

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.



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Need a mortgage?

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Property to sell?

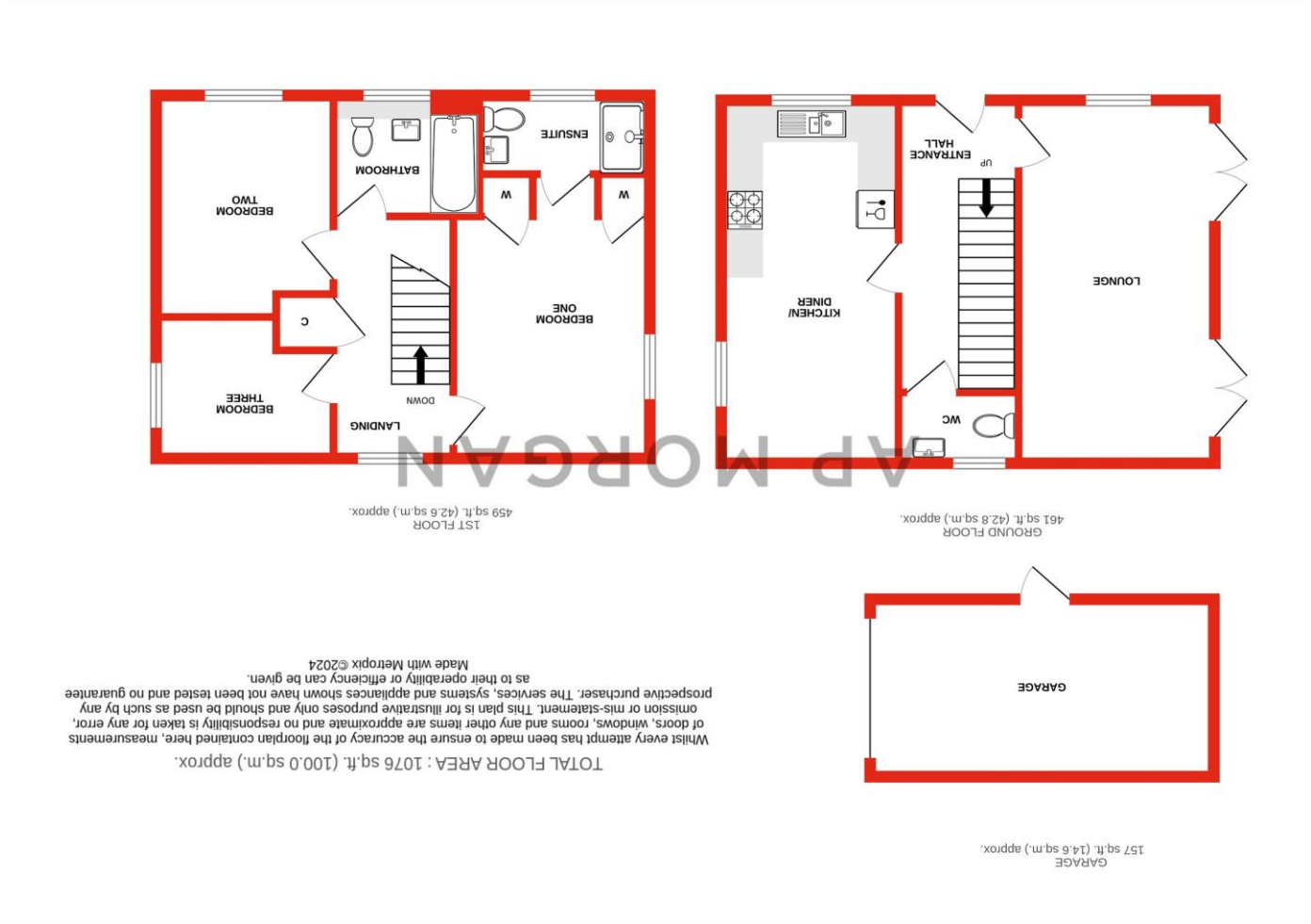
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