

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\*\*\*

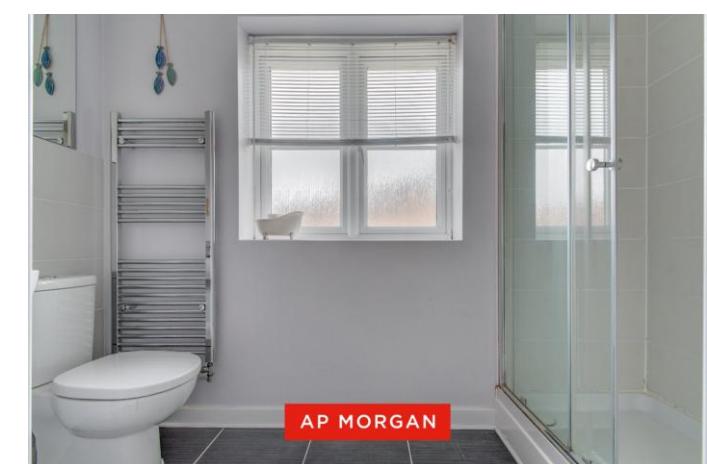
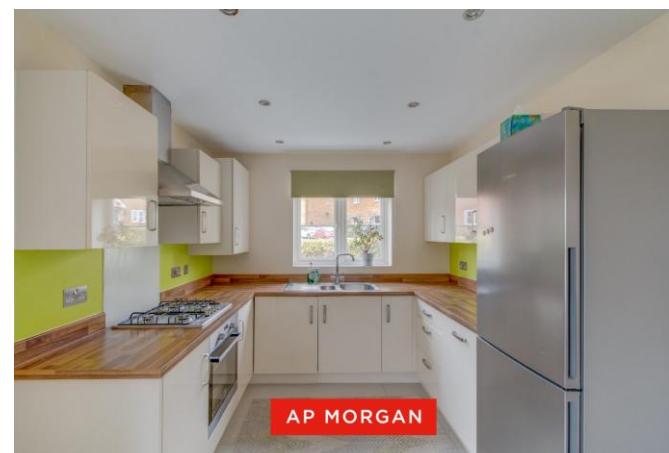
A well-presented three-bedroom detached family home, situated within a popular and modern residential development. The property enjoys an attractive frontage with a private driveway leading to a detached garage, offering both off-road parking and useful storage.

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.

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)

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid 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?

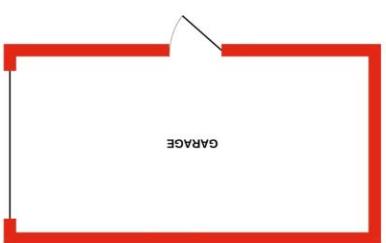
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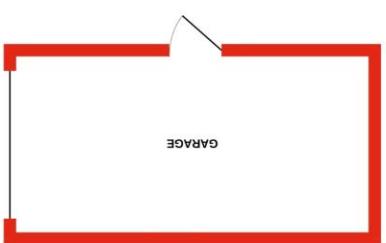
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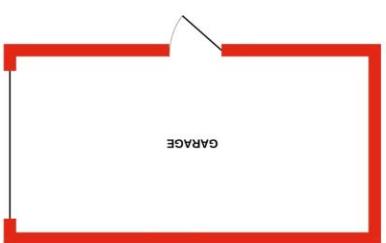
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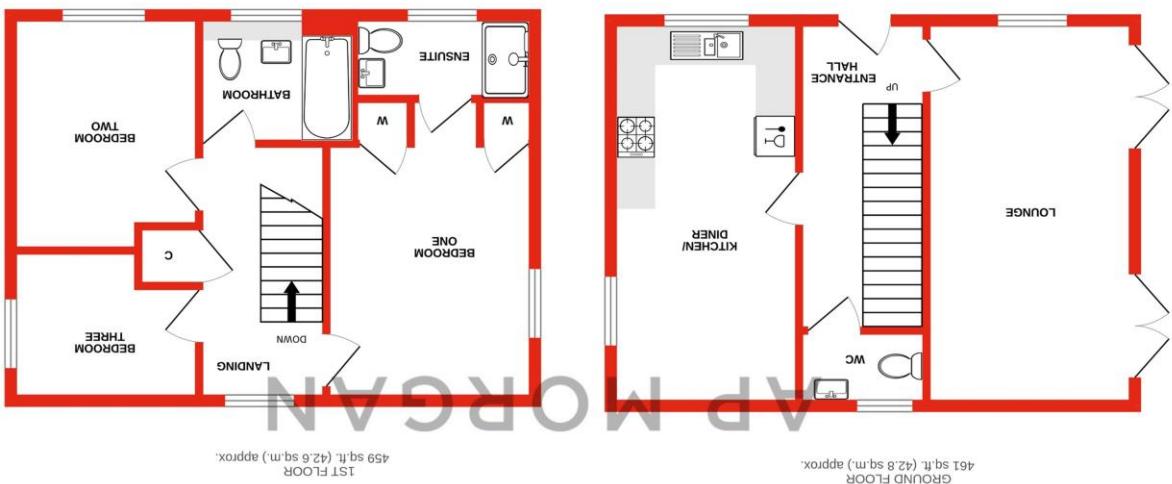
157 sq.ft. (14.6 sq.m.) approx.



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1ST FLOOR

459 sq.ft. (42.6 sq.m.) approx.

BEDROOM  
THREE

BEDROOM  
TWO

BEDROOM  
ONE

KITCHEN  
DINER

ENTRANCE  
HALL

Lounge

WC

Up

Down

LANDING

BATHROOM

ENSUITE

WC

WC

WC

WC

BEDROOM

BEDROOM