

AP MORGAN



**Parklands Close, Brockhill, Redditch**  
Offers in excess of £525,000

## Features:

- Well-presented detached family home
- Five spacious double bedrooms
- Two reception rooms
- Stunning open-plan kitchen/lounge/diner
- Two bathrooms, an en-suite and downstairs WC
- Great rear garden
- Driveway and garage
- Highly sought-after location

## Description:

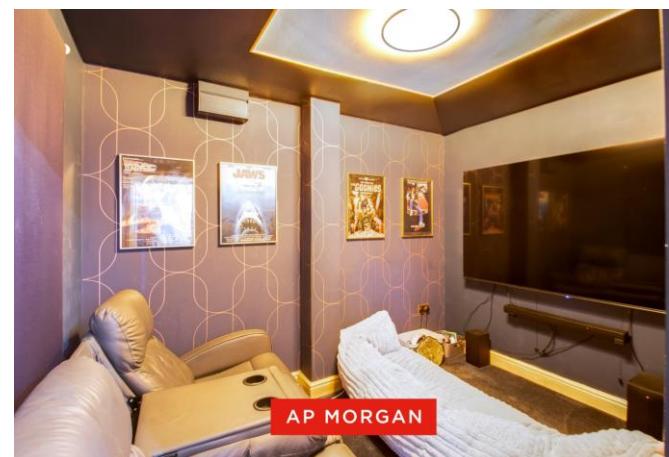
Welcome to this beautifully presented, detached family home offering five spacious double bedrooms, a stunning open-plan kitchen/lounge/diner, two further reception rooms, a generous rear garden, and the added benefits of a driveway and garage to the side. This property is located in Brockhill, Redditch, close to shops, amenities, and local schools, as well as excellent transport links.

Upon entry, the ground floor opens into the entrance hall, which comprises stairs rising to the first floor, a storage cupboard, and a WC with a toilet and wash basin underneath. To the left is one of the reception rooms, currently used as a cinema room, offering a fantastic space for family entertainment. At the end of the hallway is the stunning open-plan kitchen/lounge/diner.

The kitchen area is fitted with ample storage and worktop space, a kitchen island with an electric hob and space for dining, an integrated dishwasher, oven and microwave, and two sinks. Opposite is the dining area, providing the perfect space for a family dining table, with sliding doors opening onto the rear garden. The lounge offers a comfortable setting, featuring an impressive media wall and a beautiful log burner. From the lounge, you can access another reception room, ideal as a children's playroom or office space, complete with a bay window allowing plenty of natural light to flow through.

The first floor leads onto a spacious landing and three bedrooms. The first is a generous double with a fitted wardrobe, storage cupboard, and en-suite comprising a toilet, wash basin, and shower cubicle. The second and third bedrooms are also doubles and feature storage cupboards. The family bathroom is also situated on the first floor and includes a toilet, wash basin, and bathtub. There is an additional storage cupboard located on the landing.

The second floor leads to a landing that provides access to the master bedroom, a generously sized double with ample space for comfort and storage units, along with another spacious double bedroom. There is also a bathroom fitted with a toilet, wash basin, and shower cubicle.



The rear garden opens onto a patio area, offering an excellent space for outdoor furniture and dining, followed by a well-maintained lawn, perfect for family enjoyment during the warmer months. The garden also provides direct access to the garage and is bordered by fencing and shrubbery.

Well-situated in the sought-after area of Brockhill, Redditch town centre is just a short drive away, boasting an assortment of shops, restaurants, and amenities. It is also conveniently located for access to major motorway networks (M5 and M42), as well as excellent bus and train links, making it ideal for commuters.

**Details:**

Entrance Hall

Reception Room 10'4" x 8'6" (3.15m x 2.6m)

WC

Kitchen/Lounge/Diner 20'9" x 24' (6.32m x 7.32m) Both Max

Reception Room 9'9" x 10'3" (2.97m x 3.12m) Both Max

Landing

Bedroom Two 10'6" x 16'10" (3.2m x 5.13m) Both Max

En-suite 4'8" x 8'5" (1.42m x 2.57m)

Bedroom Four 14'6" x 10'8" (4.42m x 3.25m)

Bedroom Five 8'10" x 8'6" (2.7m x 2.6m)

Bathroom 5'7" x 8'6" (1.7m x 2.6m)

Landing

Master Bedroom 16'1" x 10'8" (4.9m x 3.25m)

Bedroom Two 16'1" x 8'10" (4.9m x 2.7m)

Bathroom 6'9" x 5'10" (2.06m x 1.78m)

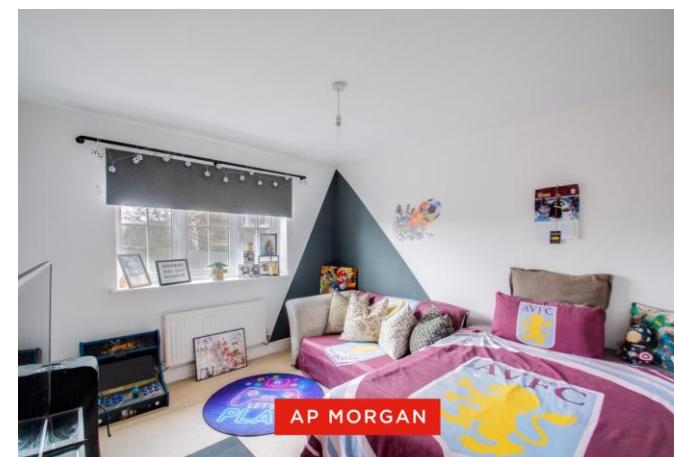
Garage 15'4" x 9'5" (4.67m x 2.87m)

**EPC Rating:** C

**Council Tax Band:** F (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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