

**AP MORGAN**



**Parklands Close, Brockhill, Redditch**  
Offers in excess of £500,000

**Features:**

- \*\*Offered with no onward chain\*\*
- 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

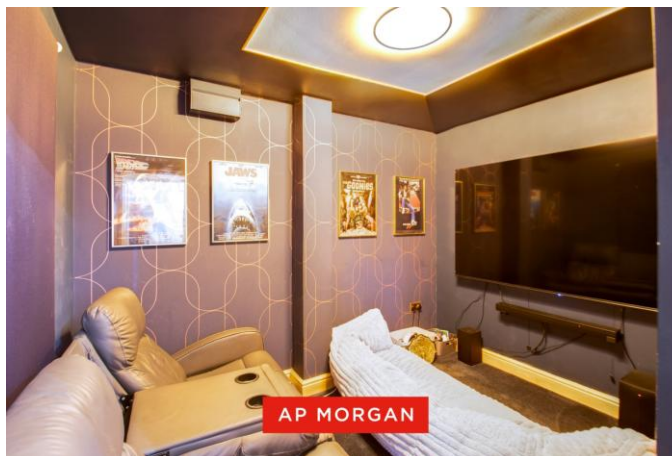
**Description:**

**\*\*Offered with no onward chain\*\***

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 bi-fold 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:**

**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

**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)

**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)

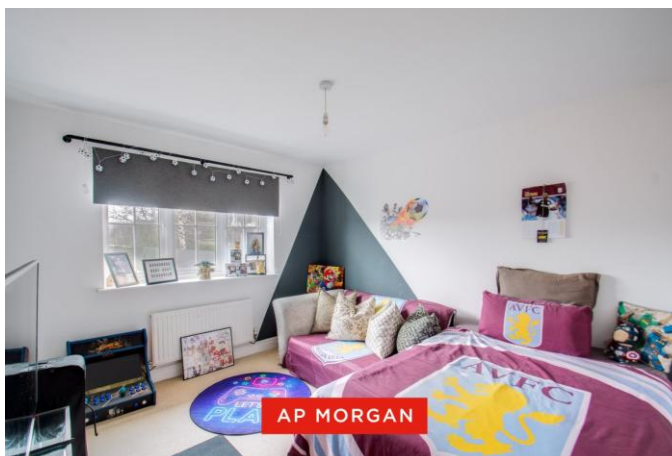
**Garage** 15'4" x 9'5" (4.67m x 2.87m)

**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.



## 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?

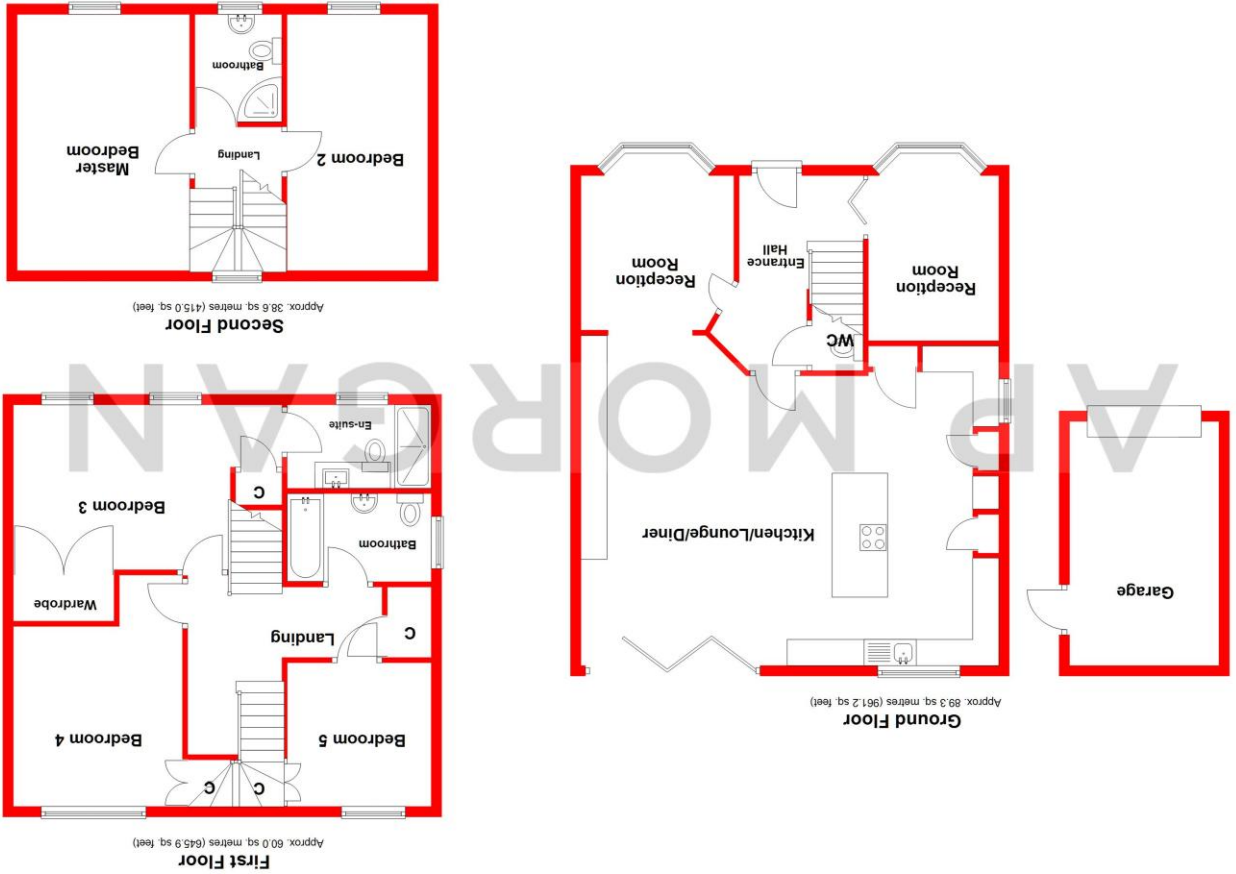
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 187.9 sq. metres (2022.1 sq. feet)

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Plan produced using Planlup.

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