

AP MORGAN



Kite Lane, Brockhill, Redditch
Offers in excess of £315,000

Features:

- Detached home on corner plot
- Three well-proportioned bedrooms
- Spacious lounge
- Kitchen/diner
- En-suite to main bedroom
- Family bathroom & ground floor WC
- Garage with driveway parking
- Additional parking space & well-sized garden

Description:

Situated on a desirable corner plot, this attractive detached home offers well-balanced accommodation, off-road parking, and a garage, making it an ideal choice for families or buyers seeking both space and convenience. The property enjoys a pleasant position within a quiet residential setting while benefiting from a generous outdoor area and excellent parking provision.

Upon entering, the property opens into a welcoming hallway which provides access to the main living areas. The spacious lounge offers a comfortable and inviting space to relax, with ample room for seating and natural light enhancing the room. To the rear, the kitchen/diner provides a practical and sociable layout with a range of fitted units, worktop space and room for dining, making it ideal for everyday living and entertaining. A convenient ground floor WC is also located off the hallway.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are versatile and suitable for family members, guests, or home working, and are served by a modern family bathroom.

Externally, the property truly benefits from its corner plot position, providing a well-sized enclosed rear garden which offers excellent outdoor space for relaxing, entertaining, or family activities. The garden is designed for low maintenance while still providing attractive areas for seating and planting.

To the side of the property is a garage, complemented by a private driveway providing off-road parking, as well as an additional parking space to the other side of the property. The additional space around the property enhances privacy and gives the home an open, spacious feel rarely found in more compact developments.



Well placed in a pleasant position in Brockhill, this property is ideal for local schooling and countryside walks. Redditch Town Centre is roughly 1.7 miles away providing an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations.

Details:

Hall

Lounge 14'3" x 11'10" (4.34m x 3.6m) max dimensions

Kitchen/Diner 9'8" x 15'2" (2.95m x 4.62m)

WC 4'10" x 2'11" (1.47m x 0.9m)

Landing

Bedroom 1 9'3" x 9'11" (2.82m x 3.02m)

Ensuite 6'4" x 4'11" (1.93m x 1.5m) max dimensions

Bedroom 2 9'3" x 8'7" (2.82m x 2.62m) max dimensions

Bedroom 3 9'3" x 6'4" (2.82m x 1.93m)

Bathroom 6'8" x 6'1" (2.03m x 1.85m) max dimensions

Garage 18'7" x 8'3" (5.66m x 2.51m)

EPC Rating: D

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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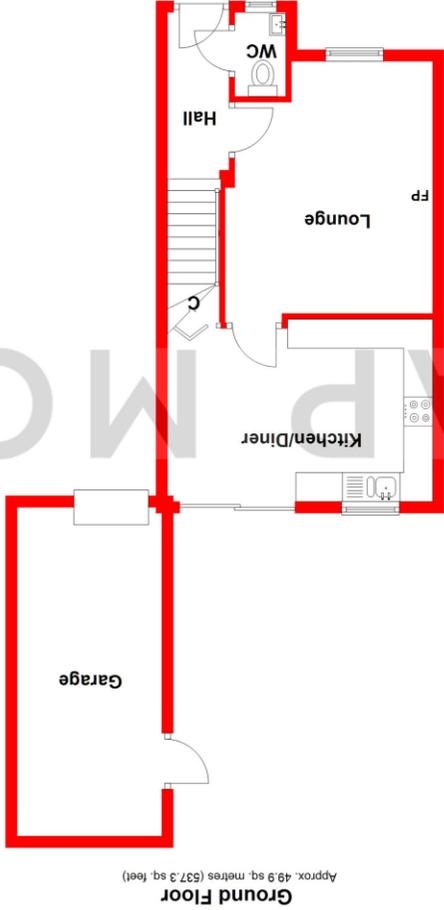
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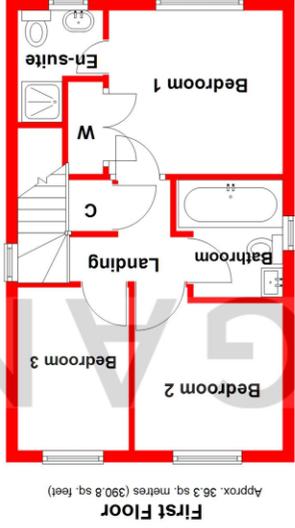
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Ground Floor
Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.8 sq. feet)

Total area: approx. 86.2 sq. metres (928.1 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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