

AP MORGAN



Ambergate Close, Brockhill, Redditch
Offers in excess of £220,000

Features:

- End-terrace home
- Two double bedrooms
- Spacious lounge
- Kitchen/diner
- Modern shower room
- Large wrap-around garden
- Detached garage
- Driveway parking

Description:

Situated in a desirable residential location, this well-presented end-terrace home offers an excellent opportunity for first-time buyers, downsizers or investors alike. The property benefits from a generous plot, with a particularly impressive wrap-around garden providing a high degree of privacy and plenty of outdoor space to enjoy.

The ground floor comprises a welcoming entrance hall leading into a spacious lounge, ideal for relaxing or entertaining. To the rear, a practical kitchen/diner offers ample space for cooking and dining, with direct access to the garden, creating a great flow for everyday living.

Upstairs, the property features two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs, whether as sleeping space, a home office, or guest room. A modern shower room and central landing complete the first floor.

Externally, the standout feature is the large wrap-around garden, providing excellent potential for landscaping, or simply enjoying outdoor living. The property further benefits from a detached garage and a private driveway, offering convenient off-road parking.

Located in Brockhill, this property is approximately 1.1 miles from Redditch town centre, which offers a variety of amenities including shops, restaurants, a bus station, and a train station, along with well-regarded schools and public facilities. The M42 and M5 motorways are also easily accessible.



Details:

Hall

Lounge 13'10" x 12'7" (4.22m x 3.84m) max dimensions

Kitchen/Diner 9'4" x 12'7" (2.84m x 3.84m)

Landing

Bedroom 1 8'4" x 12'8" (2.54m x 3.86m)

Bedroom 2 9'1" x 9'6" (2.77m x 2.9m)

Shower Room 6'5" x 6'4" (1.96m x 1.93m)



EPC Rating: D

Council Tax Band: C (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

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?

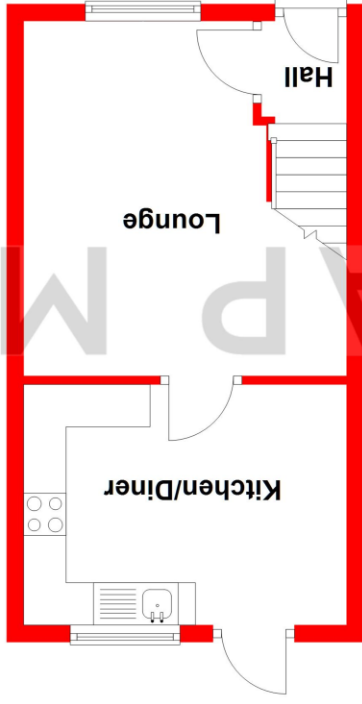
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

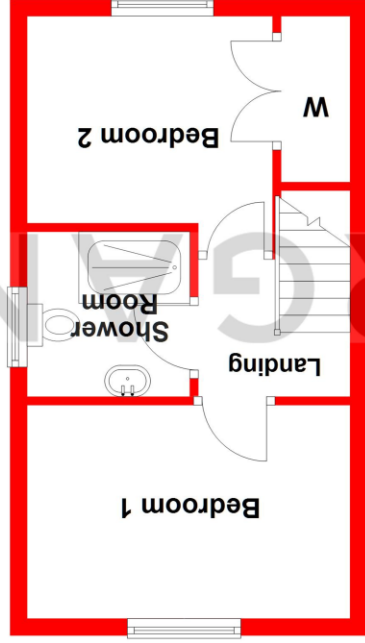
Ground Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 54.6 sq. metres (588.0 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 misstatement. 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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