

AP MORGAN



Appletree Lane, Brockhill, Redditch
Offers in the region of £270,000

Features:

- Semi-detached property
- Three spacious bedrooms
- Generous lounge space
- Well-fit kitchen/diner
- Family bathroom and downstairs WC
- Well-presented rear garden
- Driveway for off-street parking
- Fantastic location

Description:

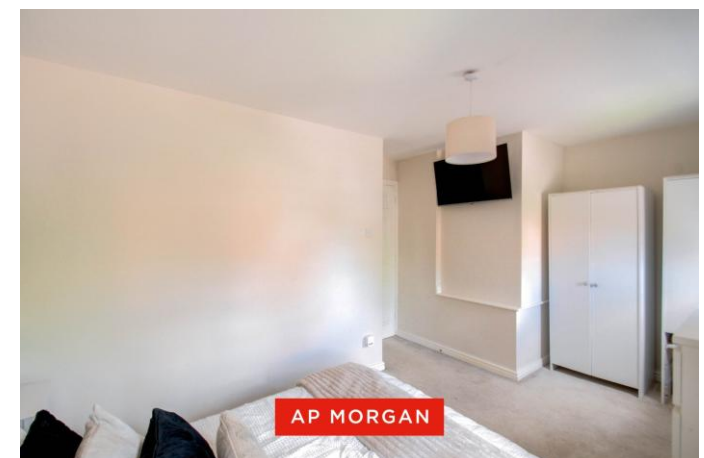
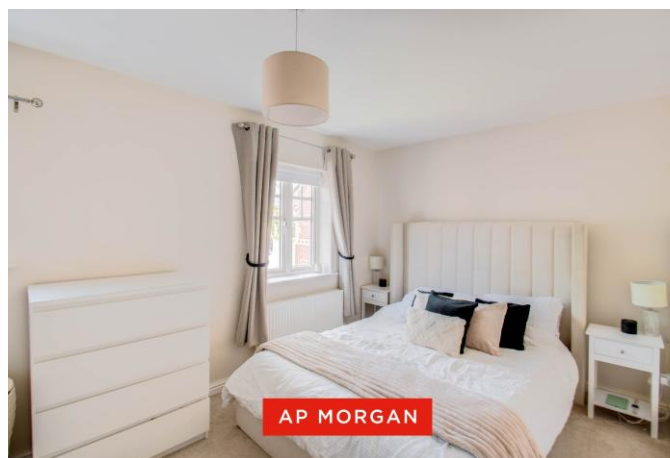
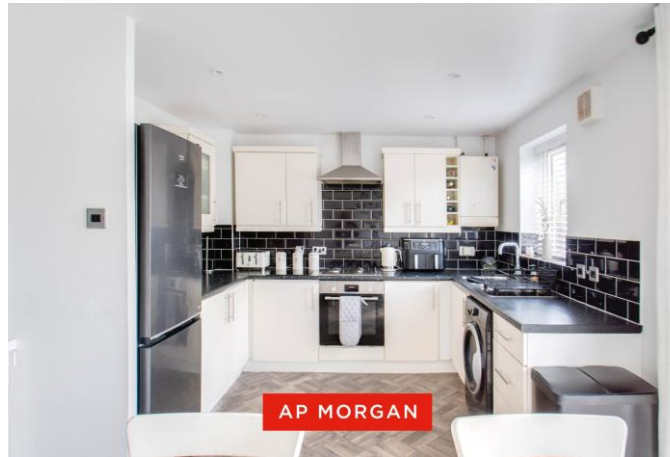
Introducing this well-presented semi-detached family home, offering three spacious bedrooms, a generous lounge, a well-fitted kitchen/diner, a great rear garden, and the added benefit of a driveway, situated in Brockhill, Redditch.

On arrival, the property offers a driveway to the left, suitable for two vehicles, as well as space for bin storage, with a gate at the end allowing access to the rear garden. A pathway leads to the entrance, with a grass patch in front adding greenery to the frontage.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor, access to the WC fitted with a toilet and wash basin, and the entrance to the lounge. The lounge offers a great space for comfort and family entertainment, featuring an electric fireplace and access to the well-fitted kitchen/diner. The kitchen/diner is fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, space for freestanding appliances, and room for a family dining table, as well as French doors opening onto the rear garden.

The first floor leads from the landing into bedroom one, a generous double with space for storage units; bedroom two, also a double; and bedroom three, a single, which is also ideal as an office space or nursery. The bathroom is situated on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.

The rear garden opens onto a spacious patio, offering a great space for outdoor furniture, dining, and hosting, with a shed for garden storage and steps leading down to a low-maintenance lawn.



The property is set in the popular district of Brockhill, situated within 1.5 miles of Redditch town centre, which boasts a variety of shopping, leisure facilities, restaurants, and amenities, along with the well-known Kingfisher Shopping Centre. Furthermore, nearby motorway links (M5 & M42) allow for ease of travel and commuting.

Details:

Entrance Hall

Lounge 14'2" x 12'2" (4.32m x 3.7m) Both Max

Kitchen/Diner 8'10" x 15'5" (2.7m x 4.7m)

WC

Landing

Bedroom One 7'7" x 15'5" (2.3m x 4.7m) Both max

Bedroom Two 8'10" x 9'1" (2.7m x 2.77m)

Bedroom Three 8'10" x 6' (2.7m x 1.83m)

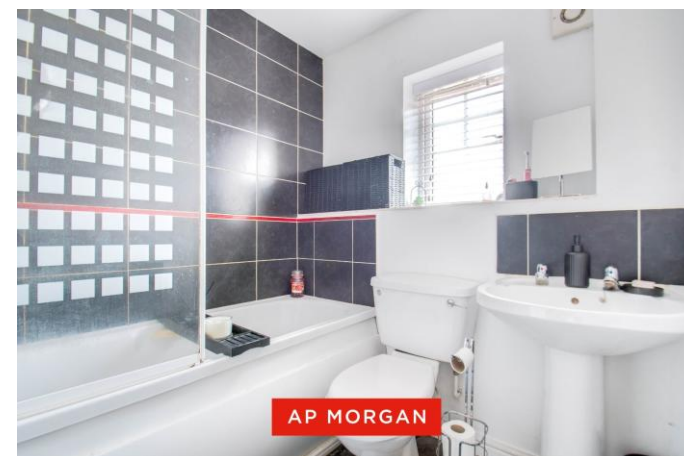
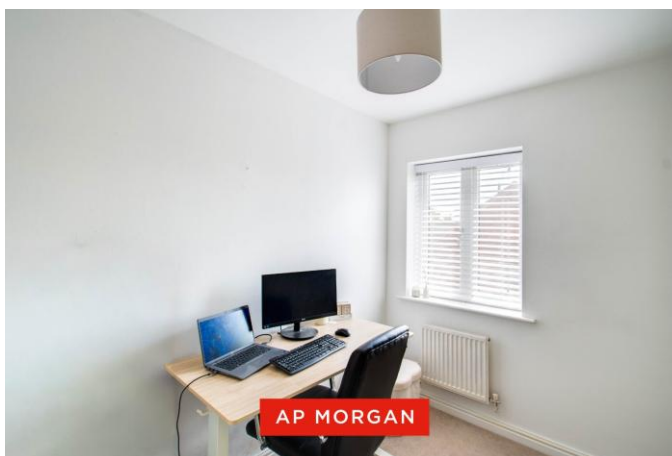
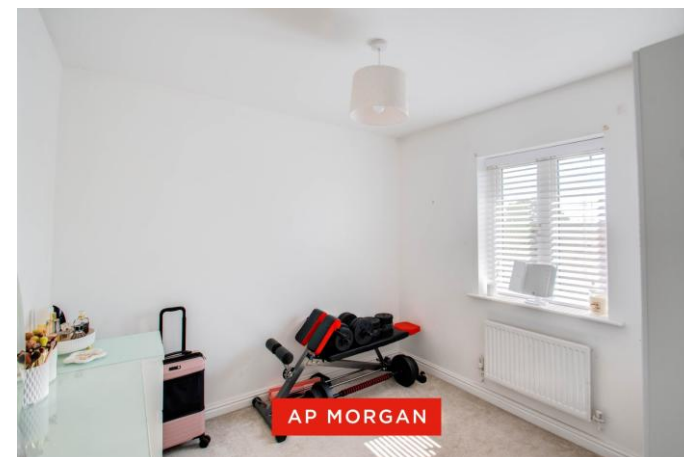
Bathroom 6'3" x 6'4" (1.9m x 1.93m)

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.



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Need a mortgage?

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Property to sell?

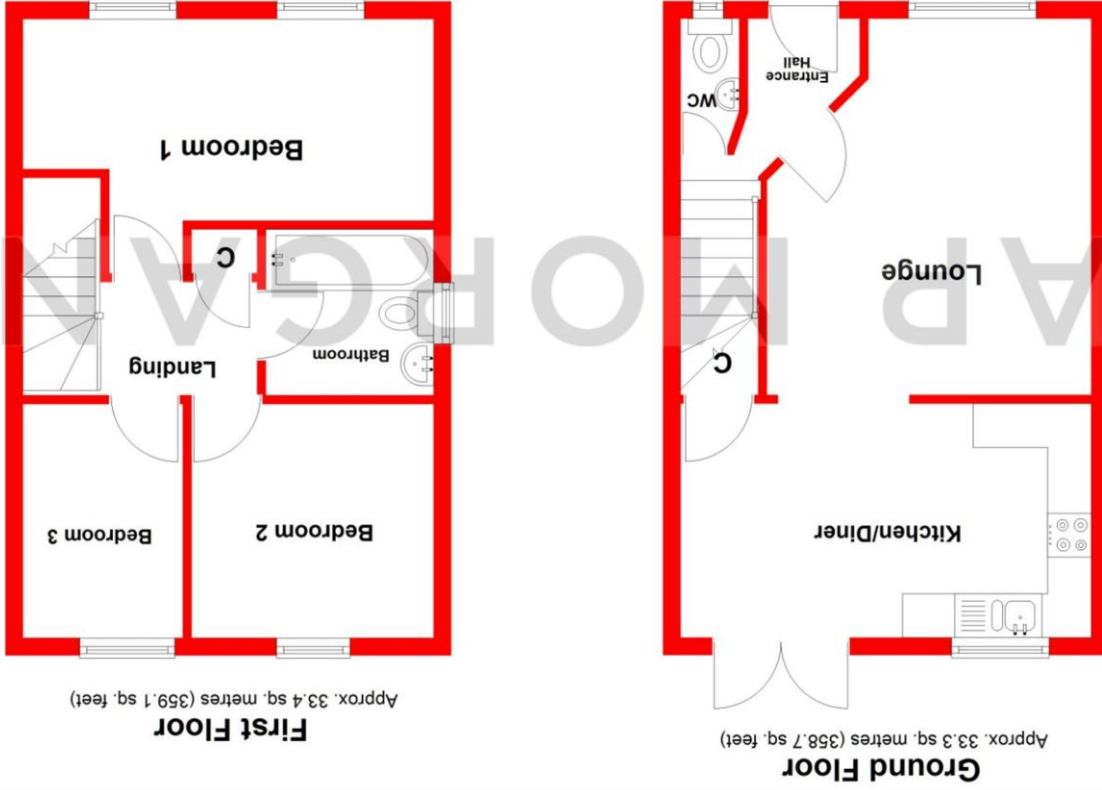
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 66.7 sq. metres (717.8 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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