

**AP MORGAN**



**Butlers Hill Lane, Brockhill, Redditch**  
Offers in excess of £400,000

### Features:

- Well-presented detached family home
- Four spacious bedrooms
- Main house with attached annexe space
- Open-plan lounge/kitchen/diner in main house
- Separate kitchen/diner in annexe
- Single garage and multi-car driveway
- Fantastic landscaped rear garden
- Highly sought after location

### Description:

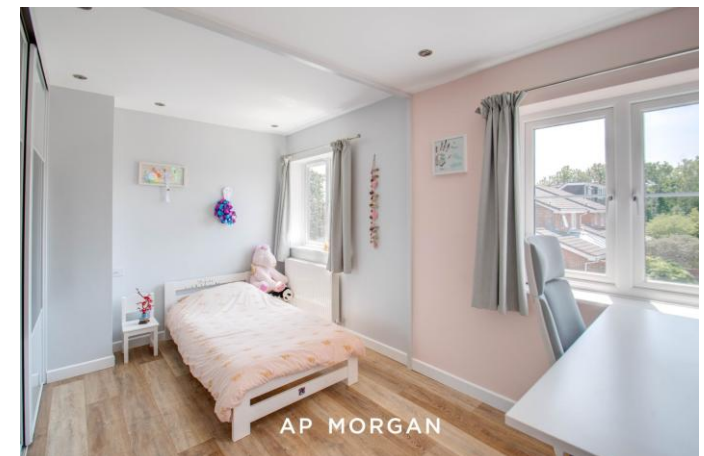
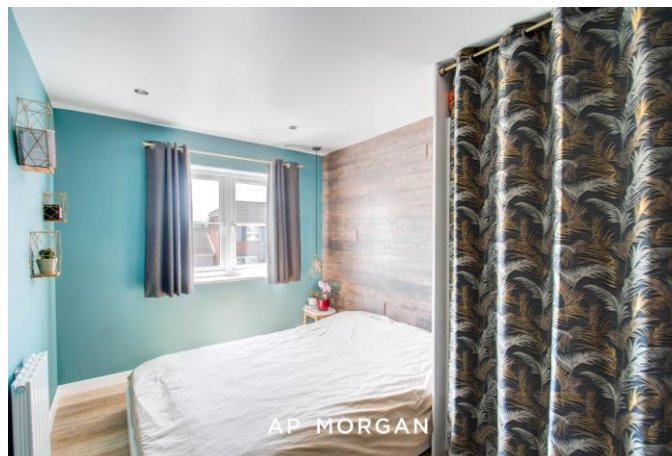
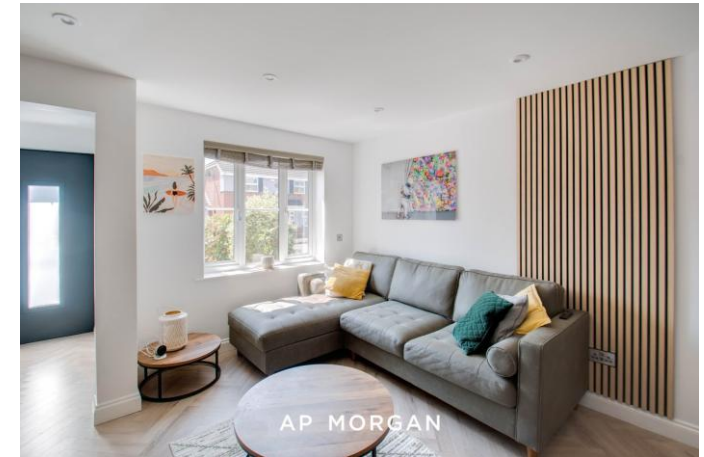
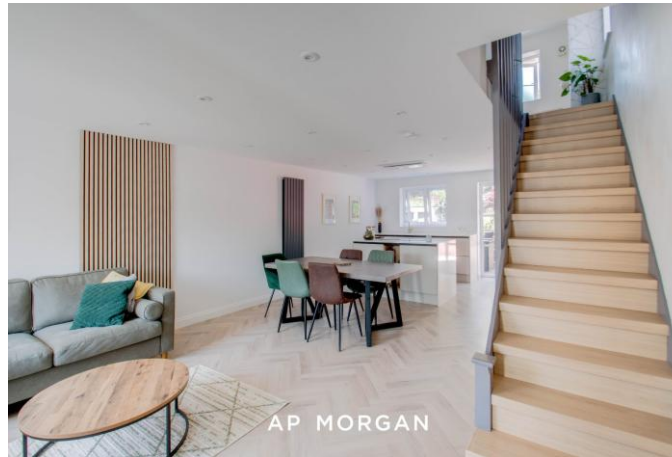
Welcoming you to this beautifully presented detached home, the main living space offers three spacious bedrooms, a fantastic open-plan lounge/kitchen/diner, and an attached annexe to the side featuring an additional bedroom with en-suite facilities and its own kitchen/diner space. The property also benefits from a landscaped rear garden, a single garage, and a multi-car driveway, all situated in the sought-after area of Brockhill, Redditch.

On arrival, the property presents a large driveway at the front, suitable for multiple vehicles, with access to the garage at the side, ideal for additional parking or storage. A gate to the side also provides direct access to the rear garden.

Upon entering, you are welcomed into a porch area with space for coat and shoe storage, which leads into the generously sized open-plan lounge/kitchen/diner. This fantastic space is ideal for relaxing, entertaining, family dining, and hosting guests. The well-equipped kitchen offers ample storage and worktop space, an integrated fridge/freezer, dual ovens, and an electric hob with an extractor hood positioned on the kitchen island, which also provides additional storage. A door opens directly onto the rear garden.

The first floor leads to the landing and into bedroom one, a double room with fitted storage and an en-suite comprising a toilet, wash basin, and shower cubicle. Bedroom two is a generous double with fitted sliding-door wardrobes, while bedroom three is a single room also fitted with a wardrobe. The family bathroom is also located on the first floor and comprises a toilet, wash basin, and bathtub with an overhead shower.

Access to the annexe is via the rear garden, initially leading into the downstairs kitchen/diner area fitted with storage and worktop space, an integrated oven with an electric hob and extractor hood, and room for dining or relaxation. A storage cupboard is located beneath the stairs. Upstairs, the annexe offers the fourth bedroom, a great-sized double room with a storage cupboard and an en-suite



comprising a toilet, wash basin, and shower cubicle. The annexe still offers the opportunity to convert the space back into the main property by converting the kitchen/diner into a dining room.

The rear garden offers an excellent decking area, ideal for outdoor furniture and dining, with steps leading up to an additional patio area at the top, bordered by mature trees and shrubbery. Adjacent to the decking, the lower section of the garden is laid with decorative stones, with slab pathways leading to the annexe entrance, the garage, and the gate providing access to the front driveway.

Situated in Brockhill, the property lies approximately 1.5 miles from Redditch Town Centre, offering a wide range of amenities including shopping, bars, restaurants, and local bus and railway stations. The M5 and M42 motorways are also easily accessible.

**Details:**

**Lounge/Kitchen/Diner** 26'8" x 14'6" (8.13m x 4.42m)

**Landing**

**Bedroom One** 10'8" x 8'4" (3.25m x 2.54m)

**En-suite**

**Bedroom Two** 8'8" x 13'10" (2.64m x 4.22m)

**Bedroom Three** 10'6" x 8' (3.2m x 2.44m) Both Max

**Bathroom** 5'7" x 6'1" (1.7m x 1.85m)

**Annexe - Kitchen/Diner** 20'10" x 7'11" (6.35m x 2.41m) Both Max

**Bedroom Four** 11'4" x 9'1" (3.45m x 2.77m) Both Max

**En-suite** 3'3" x 6'10" (1m x 2.08m)

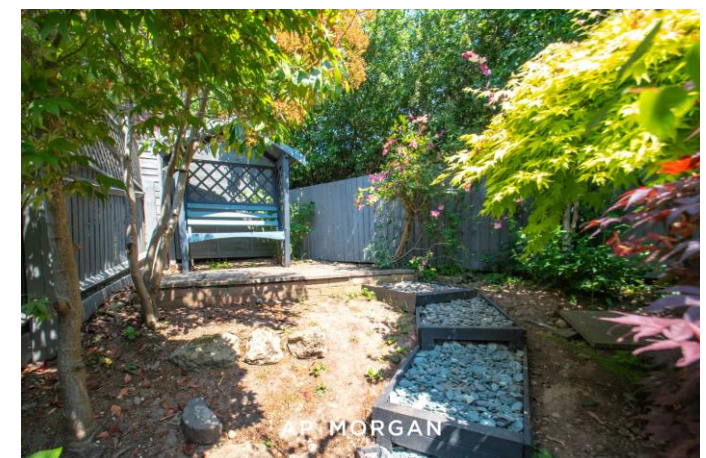
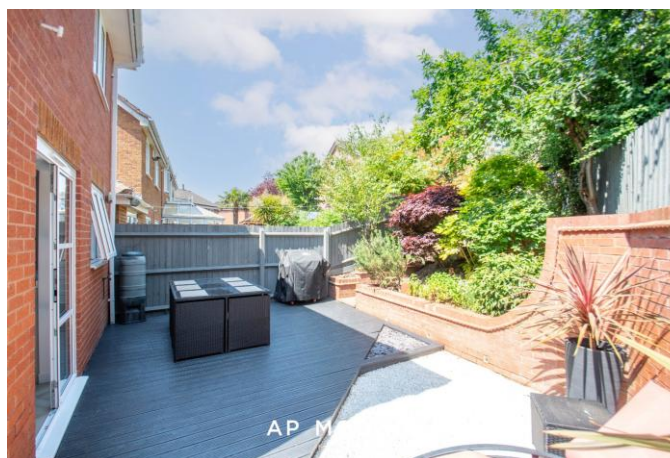
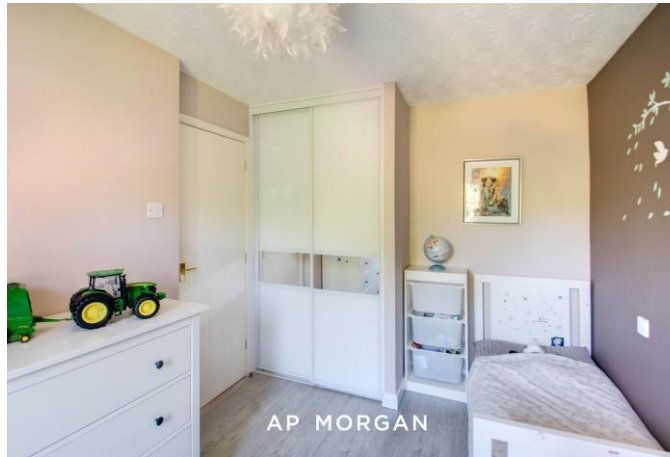
**Garage** 16'6" x 8'2" (5.03m x 2.5m)

**EPC Rating:** To be confirmed

**Council Tax Band:** E (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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### Property to sell?

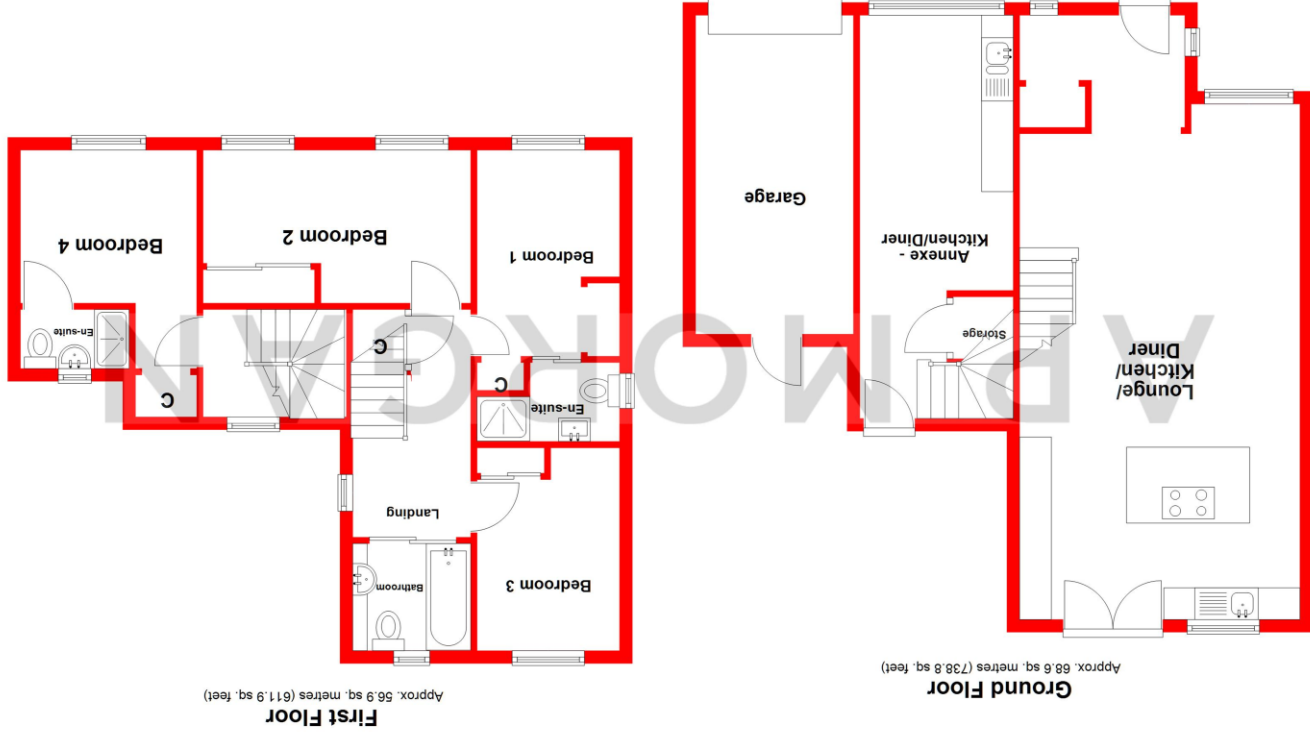
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