

**AP MORGAN**



**Appletree Lane, Brockhill, Worcestershire**  
Offers in excess of £290,000

### Features:

- Open plan kitchen/diner with French doors to conservatory
- Generous bedroom one with fitted wardrobes
- Driveway and garage
- Conservatory overlooking the rear garden
- Low maintenance rear garden with paved seating areas and mature shrubs
- Ground floor WC
- Tardebigge CofE First School catchment area
- Within 1.5 miles of Redditch town centre and Kingfisher Shopping Centre

### Description:

Brockhill address. Tardebigge catchment. A home that earns its place on your shortlist!

If you're searching for a well-presented family home in a location that delivers on convenience without compromising on space, Appletree Lane is worth your attention. Brockhill is one of Redditch's most established residential areas, and this property sits comfortably within it.

Step inside and the ground floor makes a strong first impression. There's a welcoming hallway leading to a good-sized lounge, a downstairs WC, and a generous open plan kitchen and dining room that feels like the heart of the home. Double French doors open directly into the conservatory, which in turn looks out onto the rear garden, so the flow from inside to outside feels natural and easy.

Upstairs, bedrooms one and two are both generous doubles, with bedroom one benefiting from fitted wardrobes. A third bedroom and family bathroom with bath and shower over complete the first floor.

Outside, the rear garden has been kept low maintenance by design. There's a paved seating area as you step out, a path flanked by lawn and mature shrubs, further seating to the rear, and timber fenced boundaries giving the whole space a tidy, private feel. The garage is accessed directly from the garden, with a driveway to the front providing additional parking.



As for location, Redditch town centre is around a mile and a half away, which means the Kingfisher Shopping Centre, a good range of restaurants, and everyday amenities are all within easy reach. Families with younger children will also find Tardebigge Church of England First School falls within the catchment area, a well-regarded school with a strong community feel. The M42 and M5 are both accessible without a lengthy drive, making this a practical base whether you're commuting towards Birmingham, Worcester, or anywhere in between.

**Details:**

**Entrance Hall**

**Guest W/C**

**Lounge 4.3 x 3.7 Max**

**Kitchen/Diner 3.0 x 4.7**

**Conservatory 2.5 x 3.4 Max**

**Garage 5.6 x 2.5**

**Bedroom One 4.7 x 2.6 Max**

**Bedroom Two 2.8 x 2.7**

**Bedroom Three 2.7 x 1.9**

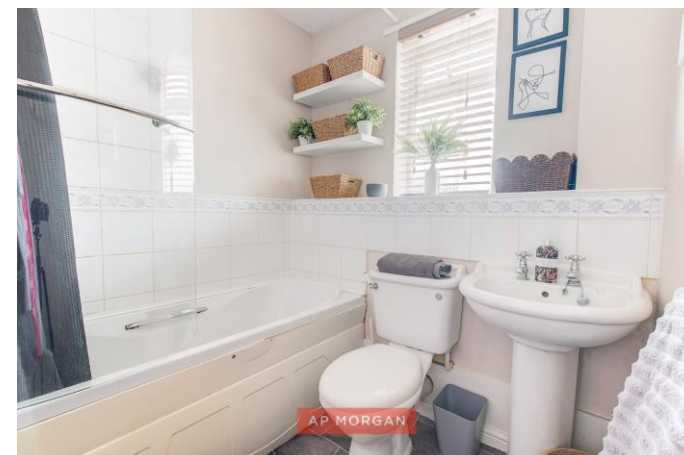
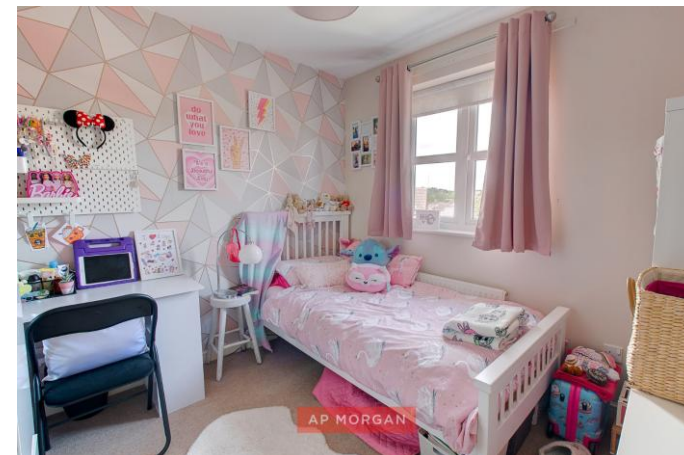
**Bathroom 1.9 x 1.86**

**EPC Rating: C**

**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](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.

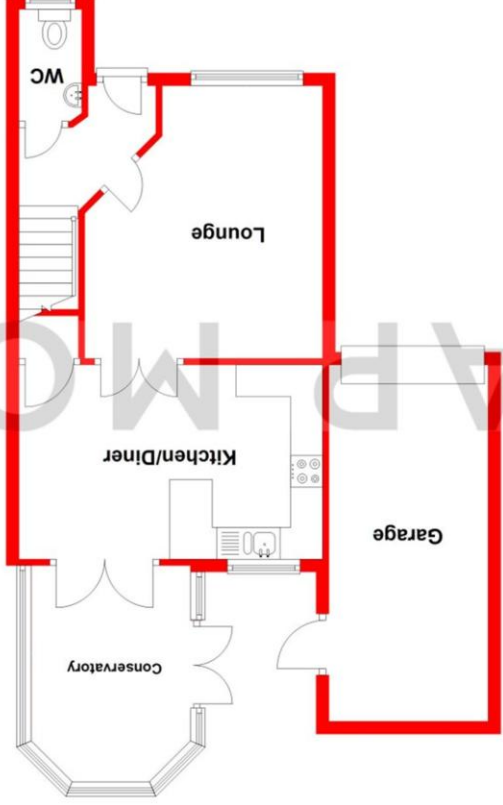
### Need a solicitor?

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.

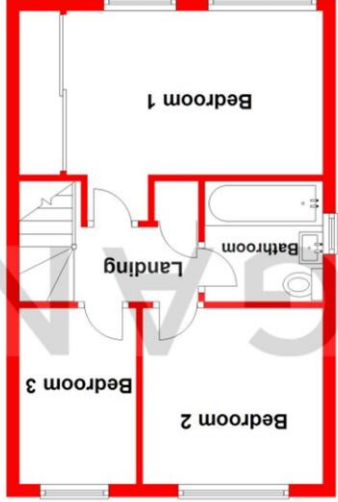
### Identity Checks

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.

**Ground Floor**  
Approx. 59.2 sq. metres (636.9 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.4 sq. feet)



**Total area: approx. 94.6 sq. metres (1018.3 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 Planipz.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.