

AP MORGAN



Wheatcroft Close, Brockhill, Redditch
Offers in excess of £280,000

Features:

- Well-presented semi-detached property
- Three great sized bedrooms
- Generous lounge space
- Well-fitted kitchen and separate dining room
- Downstairs WC, en-suite and family bathroom
- Great low maintenance rear garden
- Two car driveway and single garage
- Highly sought-after location

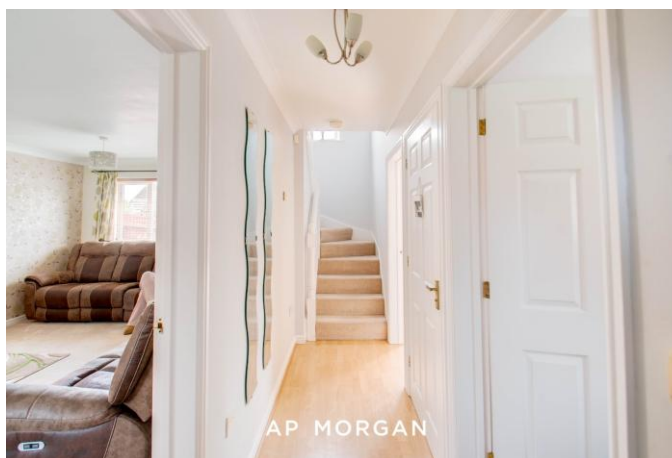
Description:

Welcoming you to this well-presented semi-detached family home, offering three double bedrooms, a generous lounge, a well-fitted kitchen, a downstairs WC, an en-suite and family bathroom, a fantastic low-maintenance rear garden, and the benefit of a single garage with parking for two cars in front, situated in the sought-after area of Brockhill, Redditch.

On arrival, the property showcases a green space to the front, laid mainly to lawn, with a pathway leading to the entrance. The frontage is bordered by hedges, providing an attractive and welcoming approach. To the rear of the property is a single garage fit with lighting and an EV charger, suitable for parking or additional storage, with space for two vehicles to park in front.

Upon entry, you are welcomed into the entrance hall. To the left is the lounge, a generous space for relaxation and family entertainment, featuring a fantastic bay window that allows plenty of natural light to flow through. The lounge also benefits from a large storage cupboard located beneath the stairs. Opposite the lounge is the kitchen, well fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob, space for freestanding appliances, and a door providing access to the side of the property. Beyond the kitchen is the downstairs WC, fitted with a toilet and wash basin, followed by the dining room, a great space for family dining, with French doors opening onto the rear garden.

The first floor comprises a landing leading to bedroom one, a generously sized double room. To one side is an en-suite fitted with a toilet, wash basin, and shower cubicle, while opposite is a dressing area fitted with three full-sized wardrobes. Bedrooms two and three are also spacious double rooms. The family bathroom is located on the same floor and comprises a toilet, wash basin, and bathtub.



Well situated in the sought-after area of Brockhill, the property benefits from easy access to countryside walks and open green spaces. Redditch Town Centre is just a short journey away, offering a wide range of amenities, including shops, bars, restaurants, local bus routes, and the railway station. The property is also conveniently located for access to the M42 and M5 motorway networks.

Details:

Entrance Hall

Lounge 18'5" x 11'11" (5.61m x 3.63m) Both Max

Kitchen 9'7" x 9'11" (2.92m x 3.02m) Both Max

Dining Room 8'6" x 9'11" (2.6m x 3.02m)

WC

Garage 8'4" x 17'11" (2.54m x 5.46m)

Landing

Bedroom One 18'5" x 10'2" (5.61m x 3.1m) Both Max

En-suite

Bedroom Two 9'5" x 10'4" (2.87m x 3.15m)

Bedroom Three 8'8" x 9'7" (2.64m x 2.92m)

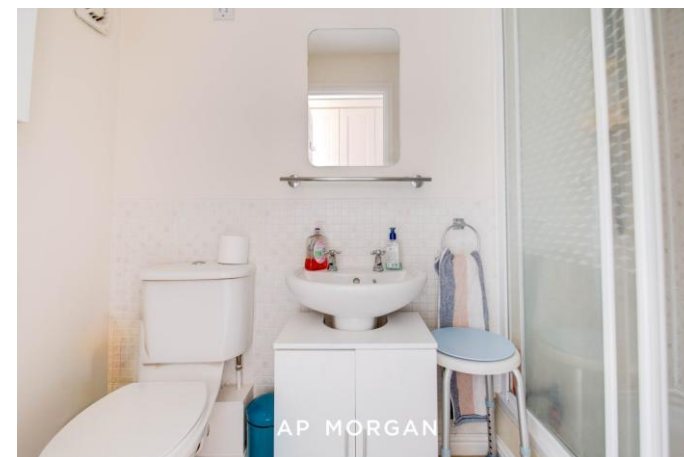
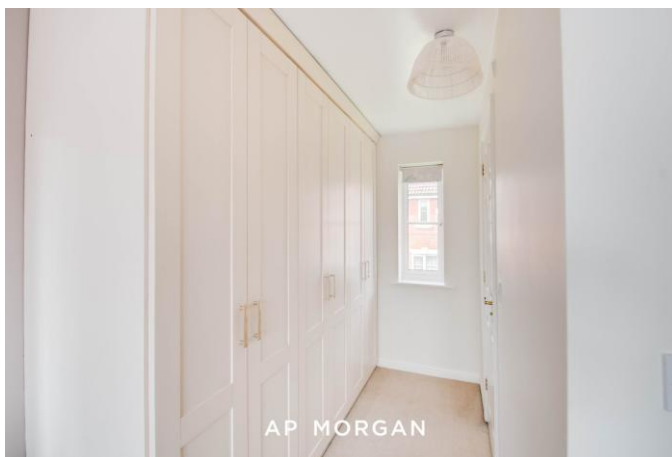
Bathroom 6'2" x 6'2" (1.88m x 1.88m)

EPC Rating: C

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.



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

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Need a solicitor?

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Approx. 59.4 sq. metres (639.7 sq. feet)



Ground Floor

First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 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 Planlup.

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