

**AP MORGAN**



**Dairy Lane, Brockhill, Redditch**  
Offers in the region of £350,000

### Features:

- Detached family home in a popular Brockhill setting
- Driveway for multiple vehicles with attached garage
- Spacious lounge and separate kitchen diner
- French doors opening into a full-width conservatory
- Utility room with garden access, keeping the kitchen clear
- Generous double bedroom one with fitted wardrobes and en-suite
- Third bedroom flexes as single, office or nursery space
- Private rear garden with patio, lawn and pergola

### Description:

Brockhill address. Room to spread out. A family home built for the long run.

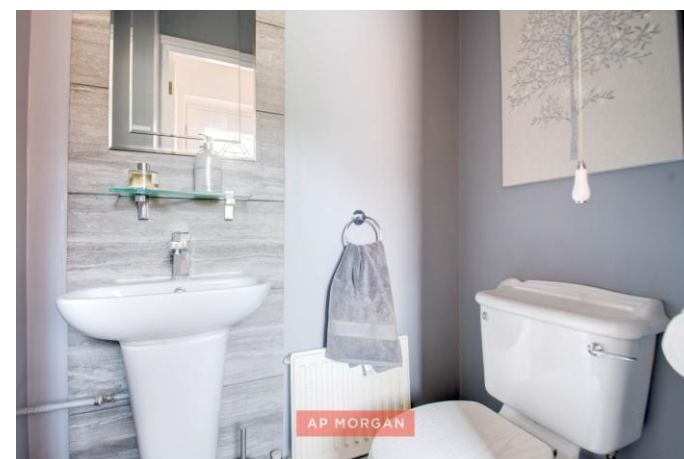
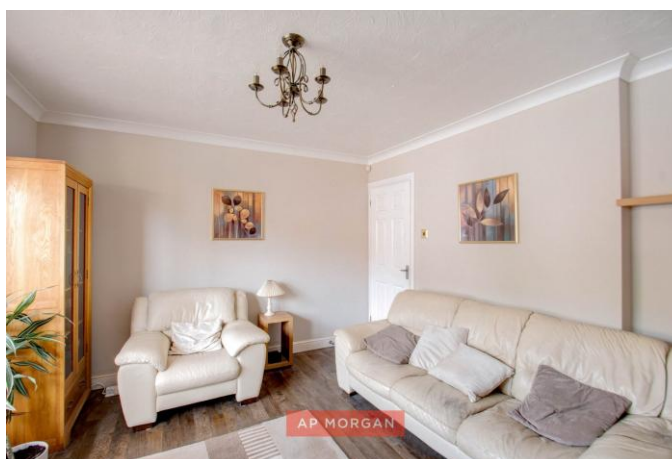
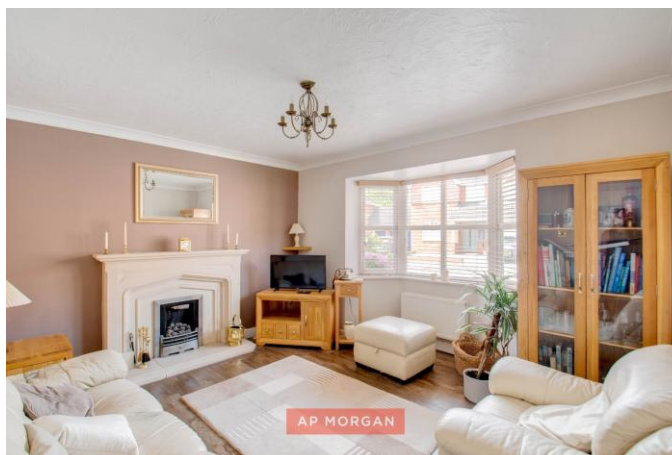
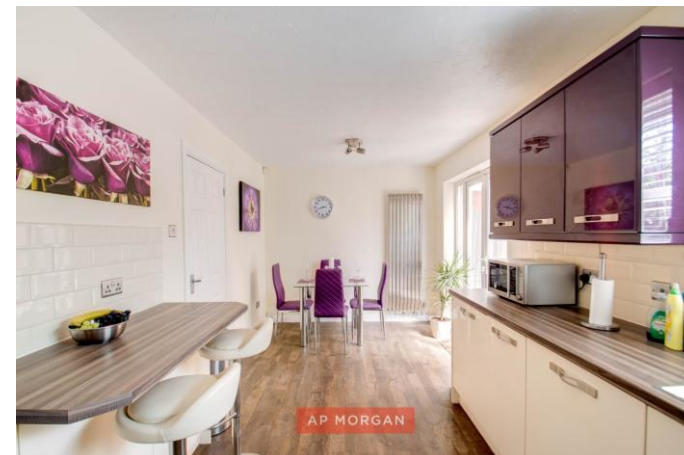
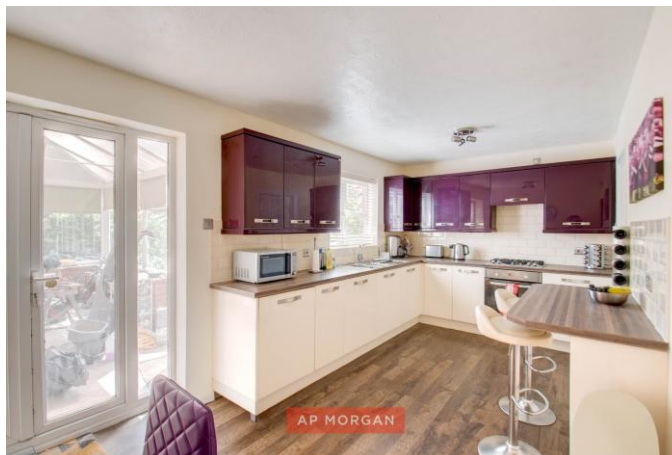
Some houses ask you to squeeze life into them. This one does the opposite.

Set back from the road with a driveway that can fit several cars and a garage behind it, the first impression here is space, and it doesn't let up once you're inside. Step through the entrance hall and you'll find the practical stuff sorted immediately: stairs rising ahead, a cupboard for coats and clutter, and a WC tucked just off to the side, exactly where you'd want it.

To your right, a lounge that catches the light and gives you proper room to unwind. To your left, the kitchen diner, where an integrated oven and no shortage of storage meet space for a full-sized dining table. French doors lead straight through into a conservatory that stretches the living space further still, with garden access on one side and the garage on the other. Tucked off the kitchen, a utility room with its own sink and door out to the garden handles the washing, the wellies and the weekend mess, no need for it to live in your kitchen.

Upstairs, the landing opens onto three bedrooms and a family bathroom. Bedroom one is a generous double with fitted wardrobes and its own en-suite, shower included. Bedroom two is a further double with built-in storage. Bedroom three flexes to suit, a single, a home office, a nursery, whatever your household needs it to be this year.

Outside, the garden earns its keep. A patio runs along the side, ideal for morning coffee or evening drinks, while the lawn stretches out beyond it, bordered by mature bushes and shrubbery for a bit of privacy. A pergola to the side gives you a shaded spot to sit out even when the sun's at its strongest.



You're in Brockhill, a popular residential pocket of Redditch that keeps you close to the town centre without losing that quieter, suburban feel. The Kingfisher Shopping Centre is a short drive away for your shopping and leisure needs, and the M42 (Junctions 2 and 3) puts the wider motorway network well within reach for commuters. Local schools, shops and everyday amenities sit comfortably nearby, and Redditch's rail and bus links keep you connected beyond the town itself.

This is a family home in the truest sense, one with the space, the layout and the location to grow with you.

#### Details:

##### Entrance Hall

##### WC

Lounge 13'1" x 11' (4m x 3.35m)

Kitchen/Diner 19'1" x 8'9" (5.82m x 2.67m)

Utility Room 4'11" x 6'2" (1.5m x 1.88m)

Conservatory 10'2" x 14'8" (3.1m x 4.47m)

Garage 8'2" x 18'8" (2.5m x 5.7m)

##### Landing

Bedroom One 13'1" x 11'5" (4m x 3.48m)

En-suite 4'10" x 6'1" (1.47m x 1.85m)

Bedroom Two 10' x 9'1" (3.05m x 2.77m)

Bedroom Three 8'10" x 8'9" (2.7m x 2.67m) Both Max

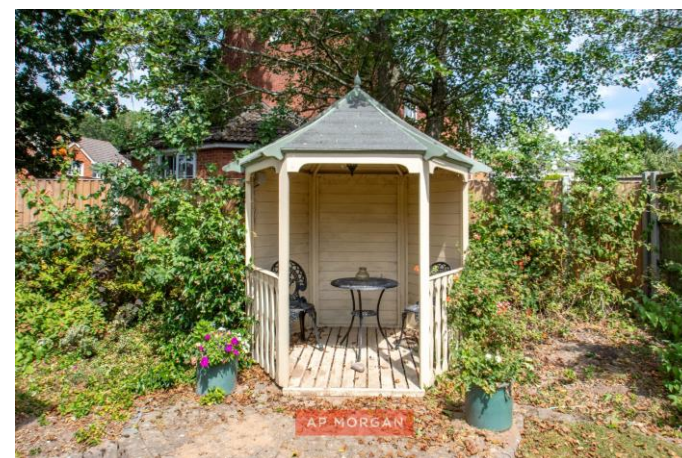
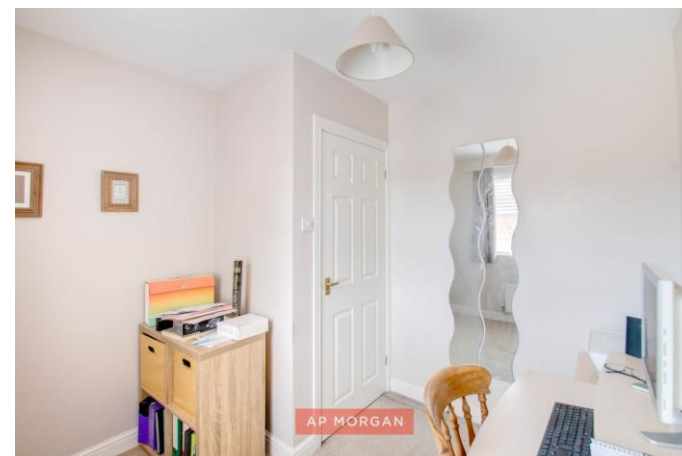
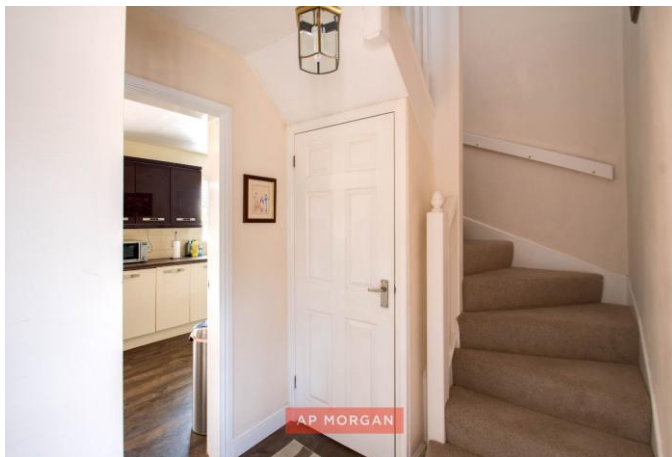
Bathroom 5'7" x 6'7" (1.7m x 2m)

EPC Rating: D

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.



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Need a mortgage?

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Property to sell?

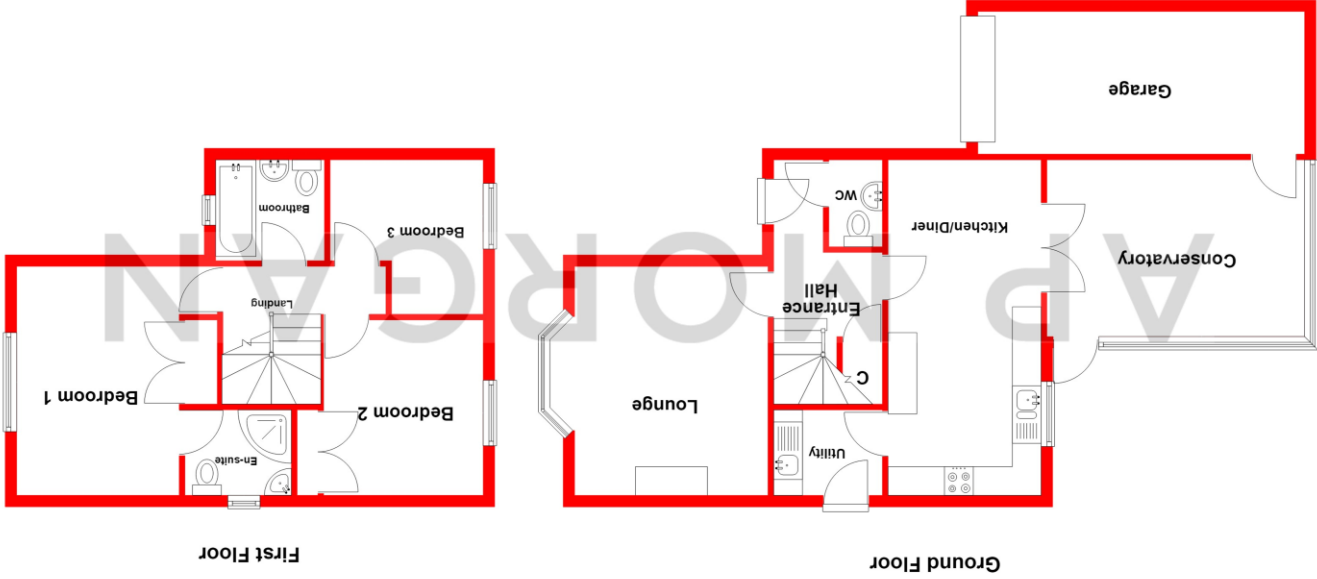
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 110.9 sq. metres (1193.4 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 PlanUp.

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