

AP MORGAN



Laceby Close, Brockhill, Redditch
Asking Price £70,000

Features:

- **SHARED OWNERSHIP - 25%**
- Modern end of terrace new build, completed 2019
- Three bedrooms: two doubles (one with en-suite) and one single, ideal as an office or nursery
- Spacious lounge, perfect for relaxing or entertaining
- Modern kitchen/diner with room for family meals and everyday living
- Family bathroom plus a downstairs WC for busy households
- Low maintenance rear garden, more time to enjoy it, less time maintaining it
- Front driveway with parking for two cars

Description:

Turn key. Move-in ready. And already feels like home.

Tucked away on a quiet cul-de-sac in Brockhill, this end of terrace on Laceby Close is a smart three-bedroom new build (2019) offered with 25% shared ownership at £70,000. It's set back from the road for extra peace and quiet, with a driveway for two cars, a low maintenance rear garden, and a layout that just works. Redditch Town Centre, the train station, and the A448 are all close by, so you get the quiet without losing the convenience.

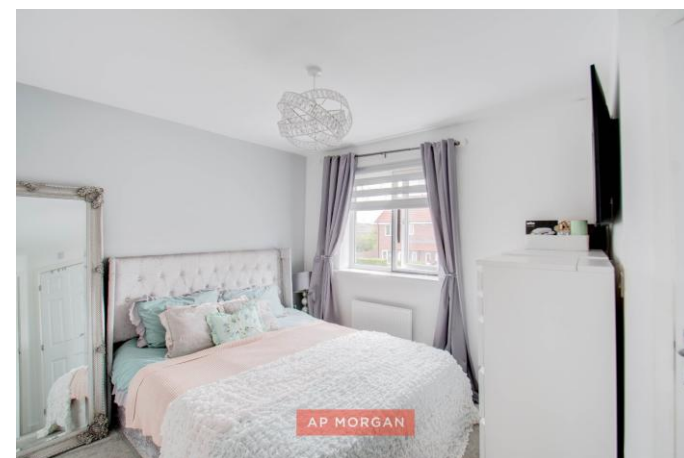
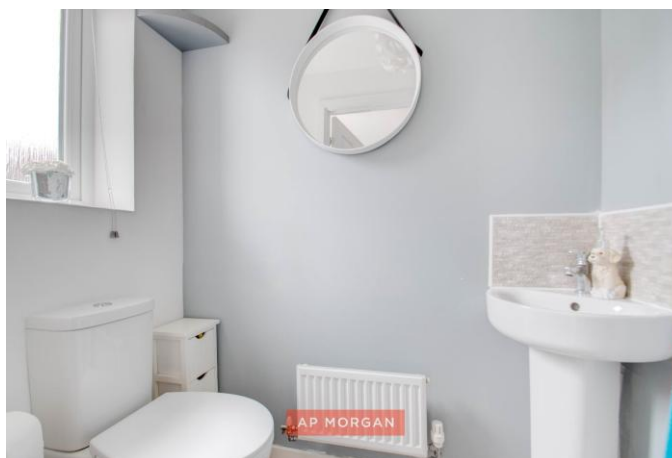
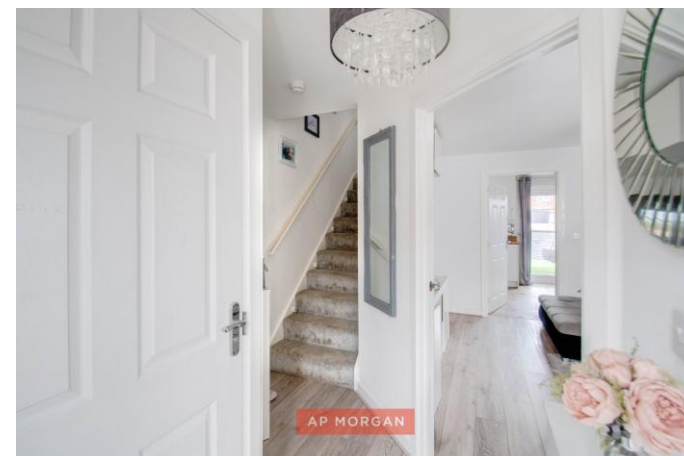
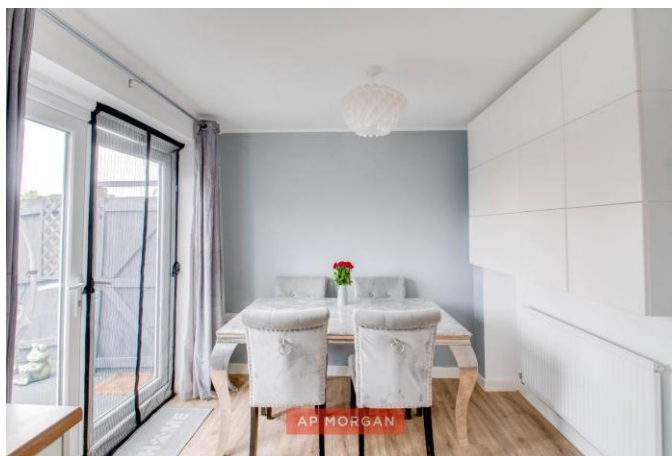
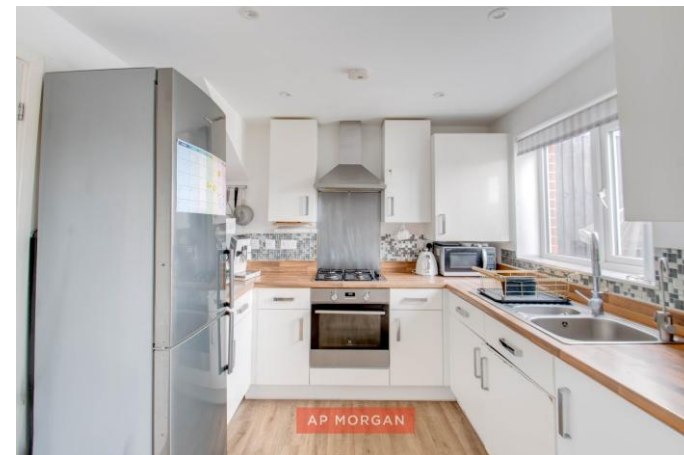
We asked them what made them buy it...

"It was the road, really. It's such a quiet little close, hardly any passing traffic, and it just felt safe. We knew we wanted to be close to town without actually being in the middle of it, and this ticked every box. The transport links sold it for us too. We could get into Redditch, onto the train, or straight out to the motorway in minutes."

Our agents say...

This one is about as ready as they come. Move in, put the kettle on, and you're done. No decorating, no jobs to tackle, just a genuinely turn key home in a location that's hard to beat.

We love the position on the close. It's set back from the main road, so it feels private and settled, but you're still only a short hop from Redditch Town Centre, the shops, and the train station. That combination of quiet living and easy commuting doesn't come around often at this price point.



Inside, the layout gives you real flexibility. Two doubles, one with its own en-suite, plus a single that's perfect as a home office, nursery, or guest room. A downstairs WC keeps busy mornings simple, and the modern kitchen diner is made for everything from quick weekday breakfasts to Sunday roasts with the family round the table.

If you've been searching for a home that's ready and waiting, with nothing left to do but move in, this could well be the one. Give us a call to arrange a look around.

Details:

Hall

WC

Lounge 14'3" x 12'1" (4.34m x 3.68m) Both Max

Kitchen/Diner 8'9" x 15'4" (2.67m x 4.67m)

Landing

Bedroom One 9'6" x 9'9" (2.9m x 2.97m) Both Max

En-suite 6'3" x 5'4" (1.9m x 1.63m) Both Max

Bedroom Two 7'6" x 9'3" (2.29m x 2.82m)

Bedroom Three 7'6" x 5'10" (2.29m x 1.78m)

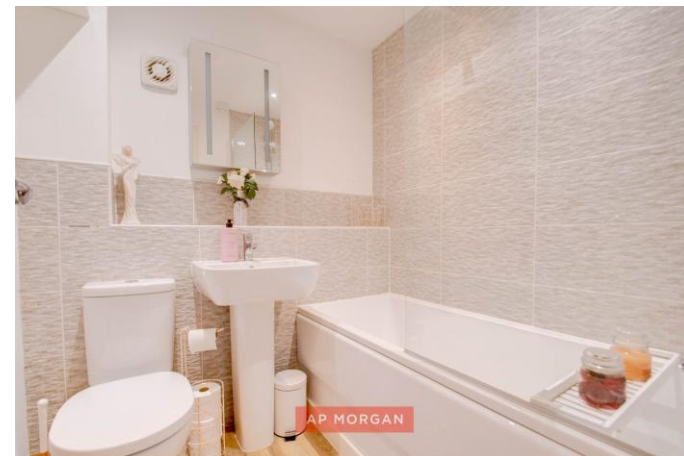
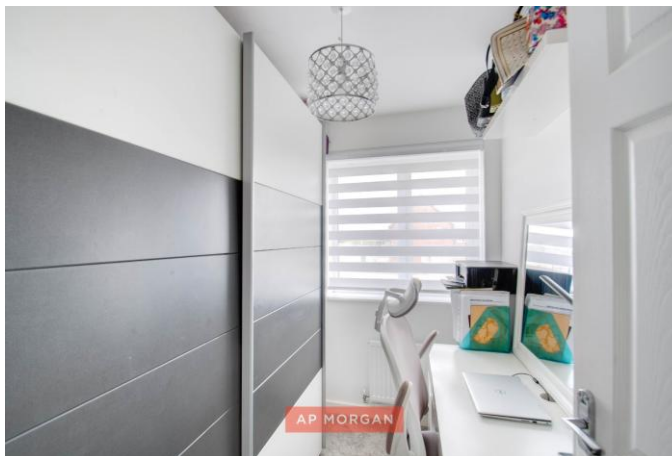
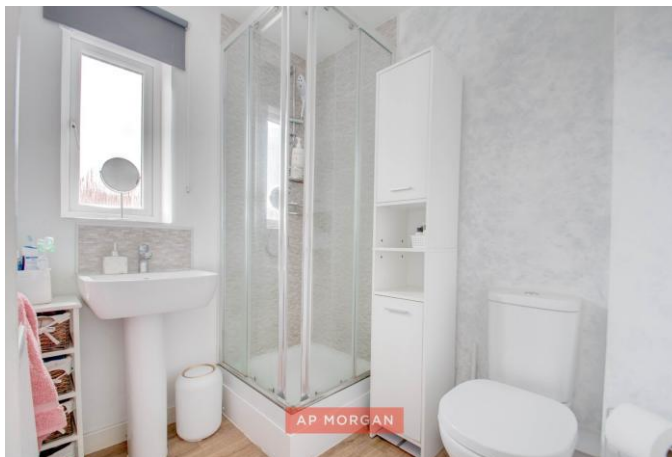
Bathroom 5'11" x 6' (1.8m x 1.83m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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

Property to sell?

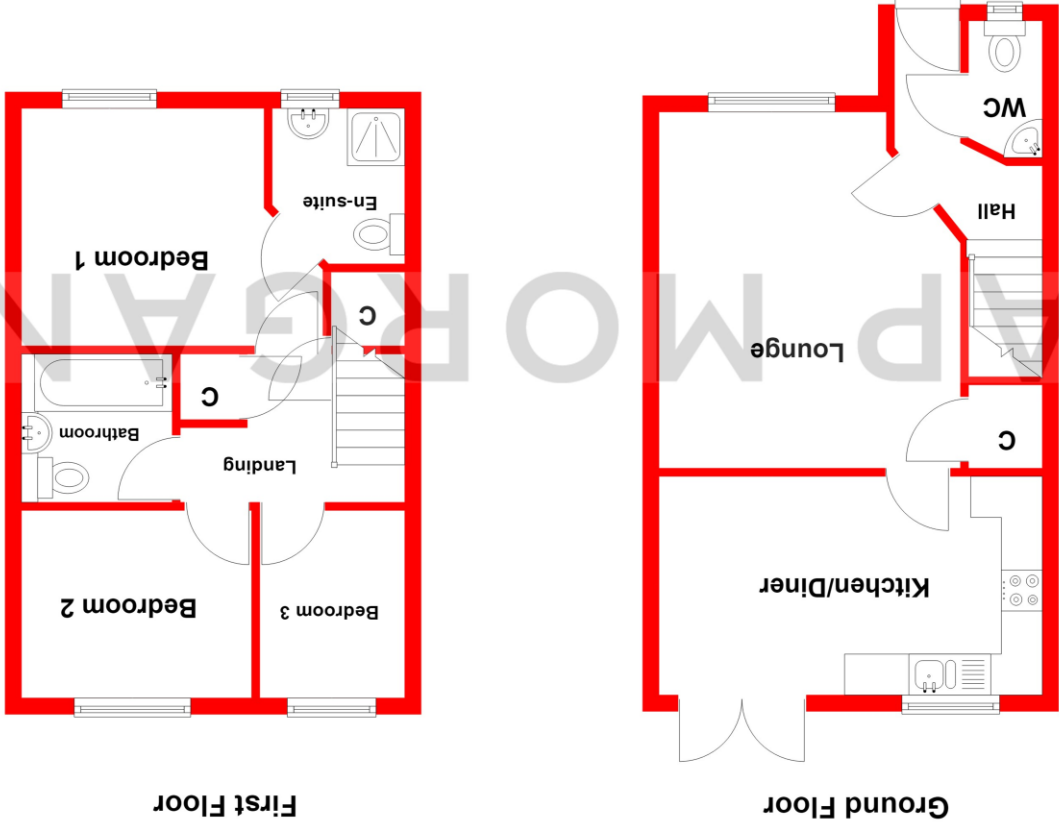
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 69.0 sq. metres (743.0 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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