

AP MORGAN



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

Features:

- Detached four-bedroom family home in Brockhill, Redditch
- Two double bedrooms and two single bedrooms
- Master bedroom with en-suite, plus separate downstairs WC
- Spacious, well-fitted kitchen with separate utility space
- Generous lounge and separate dining area, ideal for entertaining
- Large conservatory, perfect for relaxing or extra living space year-round
- Driveway parking for two cars plus a single garage
- Low maintenance rear garden laid with artificial grass

Description:

Not many family homes in Brockhill offer this much space, this much parking, and this little hassle. This one does.

Tucked away on Butlers Hill Lane in Brockhill, Redditch, this detached four-bedroom home is the kind of property families end up staying in for years, not months. With driveway parking for two cars, a single garage, and a plot that gives everyone room to breathe, it's built for real life. Inside you'll find two doubles and two singles, a spacious kitchen, lounge and separate dining space, and a large conservatory that's yearning to be used every season of the year.

We asked them what made them buy it...

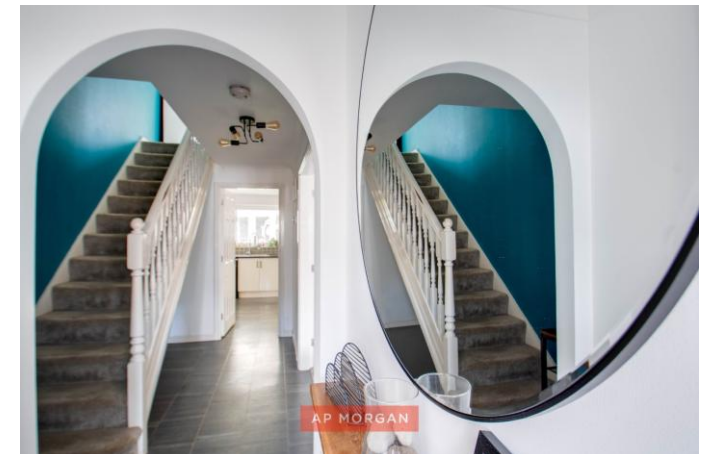
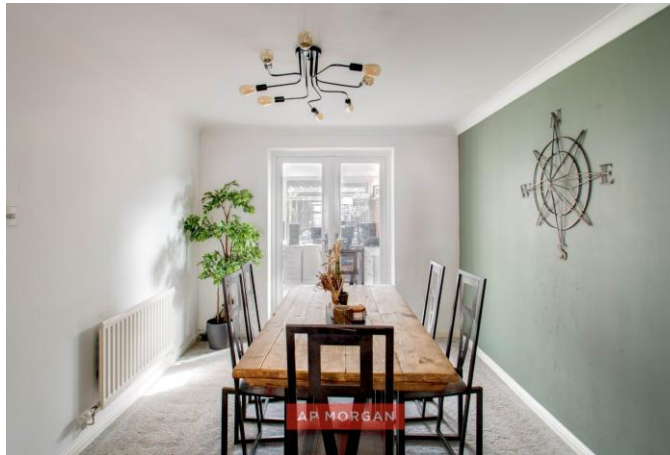
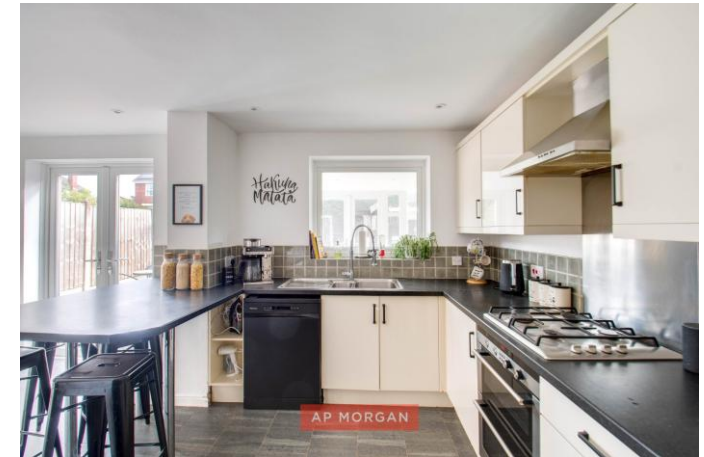
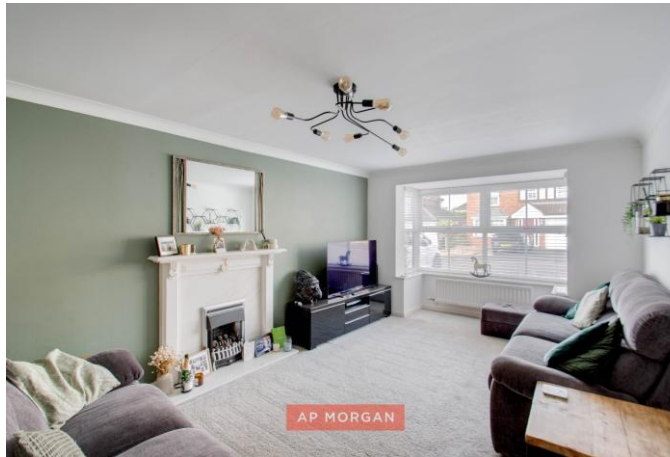
"It's a great location, really quiet. We're close to the shops, the schools around here are well-regarded, and it's brilliant for a family with small children. There are some lovely local walking spots too, whether that's for the dog or just getting the kids out and about."

What about the house itself?

"It's really spacious, plenty of room for the kids to grow into. Having so many bathrooms has been brilliant, everyone can get ready in the morning without the usual queue! We put in an artificial lawn in the back garden too, which has been perfect, the kids can be out there all the time and we're not spending our weekends maintaining it. And the parking is great, we've never had to think twice about where to put the cars."

Our agents say...

This is a proper family home, and it's the kind of property that just makes sense the moment you walk in. Four bedrooms give you options: two doubles, two singles, so there's room for growing kids, guests, or that home office you've been meaning to set up. The en-suite and downstairs WC are a genuinely practical touch when you've got a busy household to manage in the mornings.



Storage-wise, you're spoiled. Two loft spaces, including one above the garage, mean you can keep everything out of sight without sacrificing space to live in. And a separate utility area keeps the kitchen clear and the washing pile out of view, small things that make a big difference day to day.

Outside, the driveway comfortably fits two cars plus the garage, so parking headaches are a thing of the past. And with shops, well-regarded schools, and green walking spots all close by, Brockhill offers that rare mix: peaceful, but properly connected.

Fancy a look round? Get in touch with the team at AP Morgan and we'll get you booked in.

Details:

Entrance Hall

Lounge 18'1" x 10'11" (5.5m x 3.33m)

Dining Room 11'10" x 7'8" (3.6m x 2.34m)

Kitchen 11'7" x 16'6" (3.53m x 5.03m)

Conservatory 11'6" x 15'11" (3.5m x 4.85m) Both Max

WC

Landing

Master Bedroom 12' x 11'5" (3.66m x 3.48m)

En-suite 6'9" x 5'3" (2.06m x 1.6m)

Bedroom Two 10'10" x 9'6" (3.3m x 2.9m)

Bedroom Three 7'3" x 8' (2.2m x 2.44m)

Bedroom Four 8'10" x 6'6" (2.7m x 1.98m)

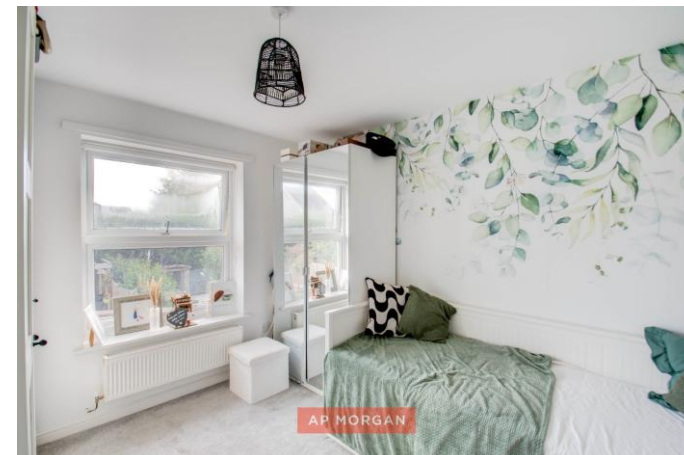
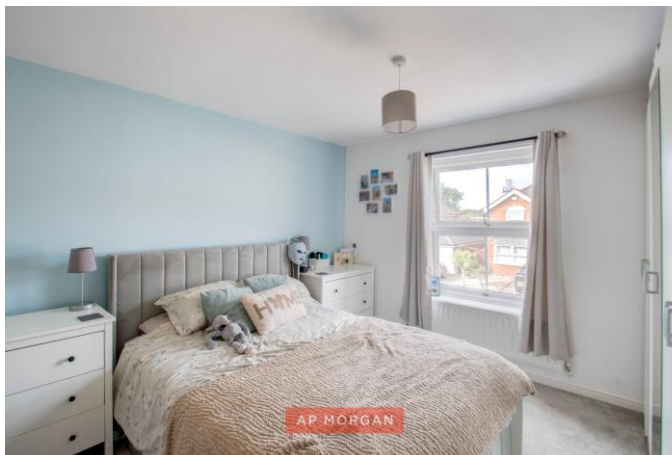
Bathroom 6'9" x 5'7" (2.06m x 1.7m)

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

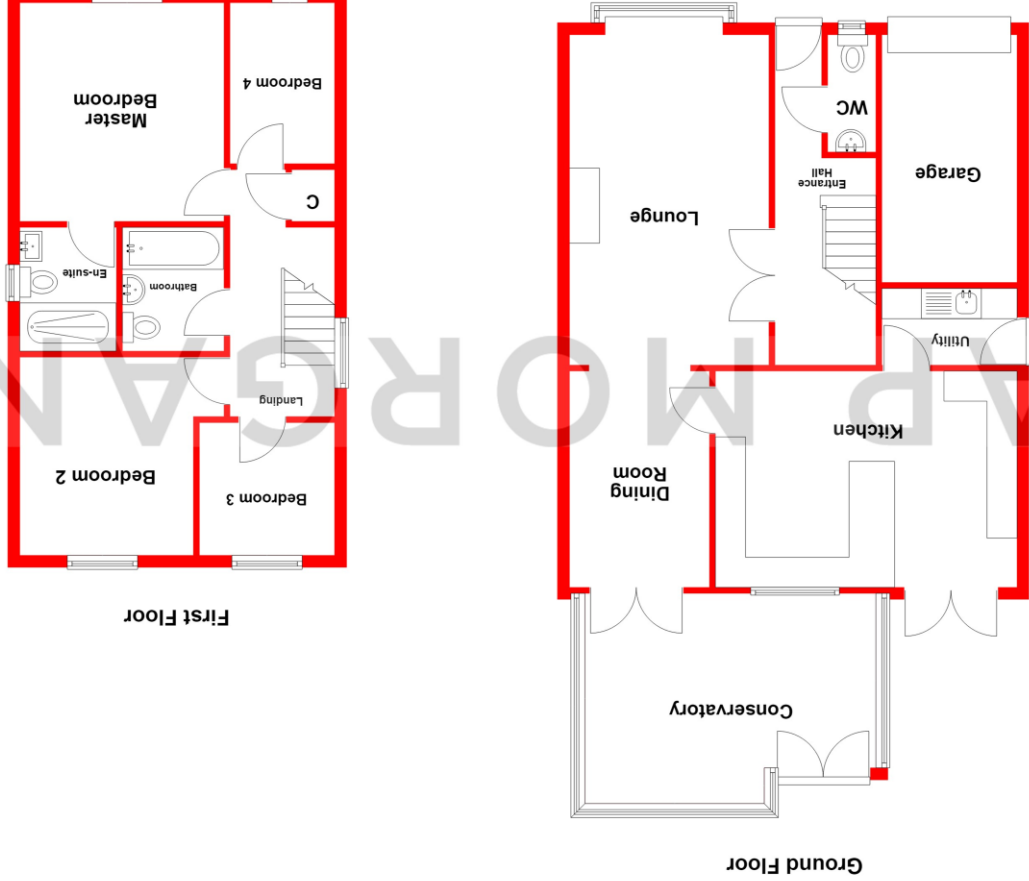
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Plan produced using Planlup.

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