

**AP MORGAN**



**Butlers Hill Lane, Brockhill, Redditch**  
Offers in excess of £300,000



### Features:

- Detached three-bedroom home in sought-after Brockhill location
- No onward chain, ready for a quick and straightforward move
- Two double bedrooms plus a single, ideal for family or home office use
- En-suite to the main bedroom, plus family bathroom and downstairs WC
- Spacious lounge with new carpets throughout
- Generous kitchen and adjoining conservatory, great for everyday living
- Low-maintenance rear garden with artificial grass, ready to enjoy straight away
- Driveway and garage providing off-road parking and useful storage

### Description:

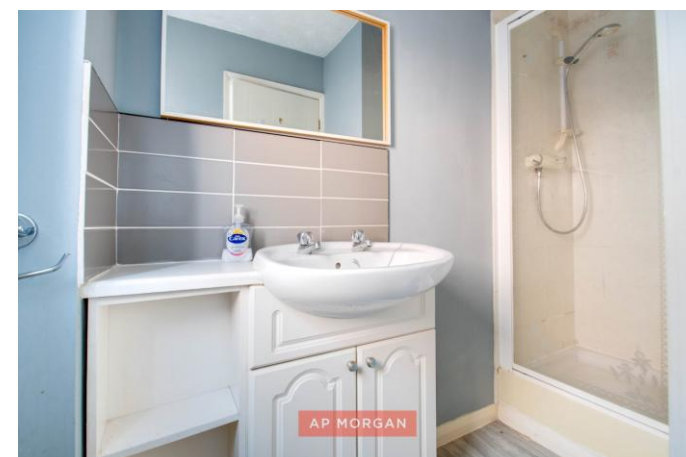
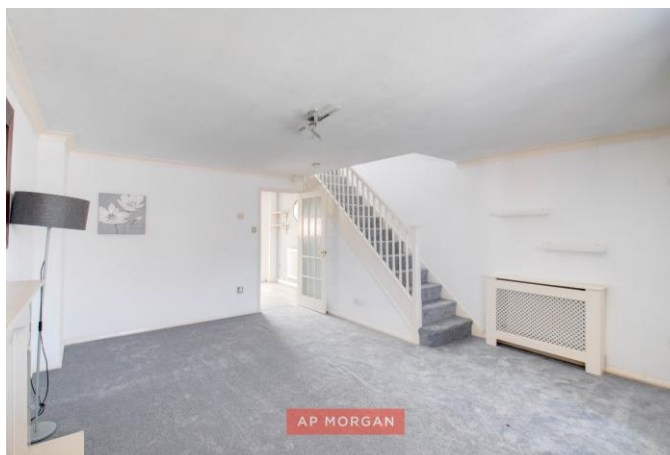
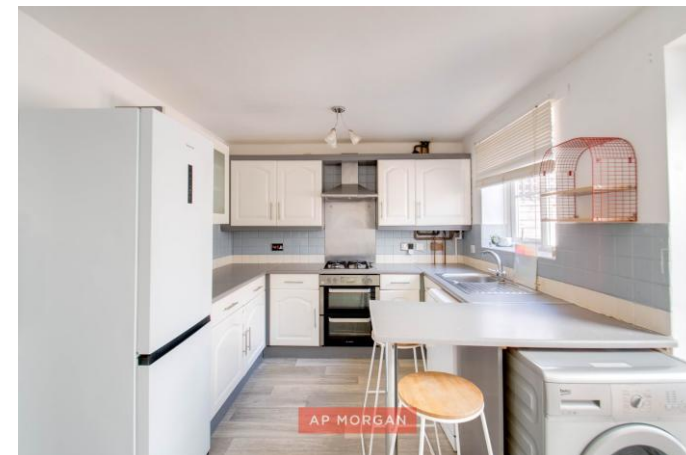
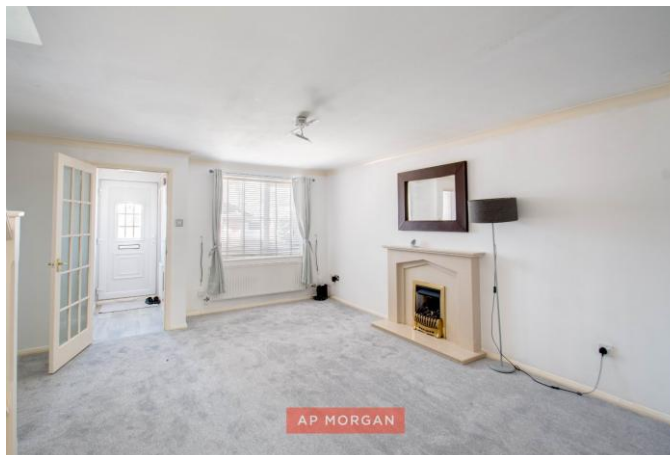
No chain. No waiting. Just a future family home or another for the portfolio that's ready when you are.

Tucked away on Butlers Hill Lane in Brockhill, this detached three-bedroom home comes with no onward chain and a driveway that means parking is never a second thought. It's a stone's throw from Redditch town centre, with shops, schools, and transport links all close enough to walk to on a good day. New carpets run throughout, the kitchen has room to actually cook in, and the low-maintenance rear garden means your weekends are yours again.

Our agents say...

This is the kind of home that just works. Two doubles and a single give you the flexibility for a growing family, a home office, or that guest room you've always wanted. The lounge is properly spacious, the sort of room where the whole family can spread out without getting under each other's feet, and it flows through to a conservatory that's perfect for morning coffee or a quiet spot to read.

The kitchen has been designed with real cooking in mind, not just reheating. Upstairs, you've got an en-suite for a bit of privacy, plus a family bathroom and a downstairs WC, so busy mornings don't mean queuing on the landing.



Outside, the artificial grass in the rear garden means more time relaxing and less time mowing, while the driveway and garage give you parking sorted and extra storage besides. And with Redditch town centre, local schools, and transport links all within easy reach, you're never far from what you need.

With this property being chain-free, it's ready to move on quickly, no waiting around for someone else's onward purchase to fall into place. Fancy a look round? Get in touch with the AP Morgan team and we'll get you booked in.

**Details:**

**Entrance Hall**

**WC**

**Lounge** 17'6" x 14'5" (5.33m x 4.4m)

**Kitchen** 9'1" x 14'5" (2.77m x 4.4m)

**Conservatory** 9'3" x 9'1" (2.82m x 2.77m)

**Landing**

**Bedroom One** 11'5" x 8'4" (3.48m x 2.54m)

**En-suite**

**Bedroom Two** 10'6" x 7'10" (3.2m x 2.4m)

**Bedroom Three** 8'8" x 5'10" (2.64m x 1.78m)

**Bathroom** 5'7" x 6'2" (1.7m x 1.88m)

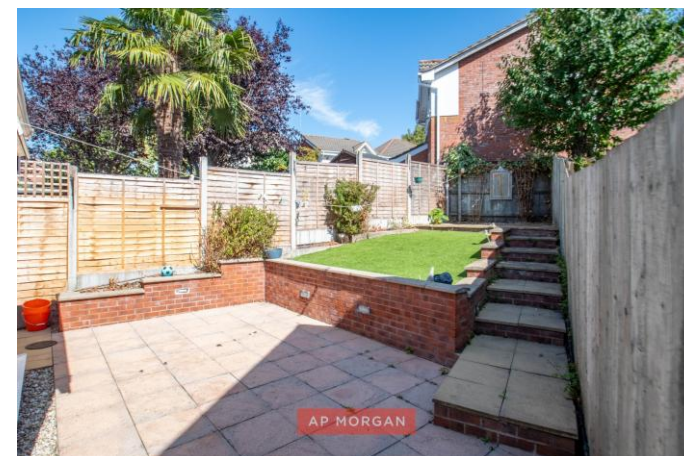
**Garage** 17'6" x 8'5" (5.33m x 2.57m)

**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](http://www.wisermortgageadvice.co.uk)

Property to sell?

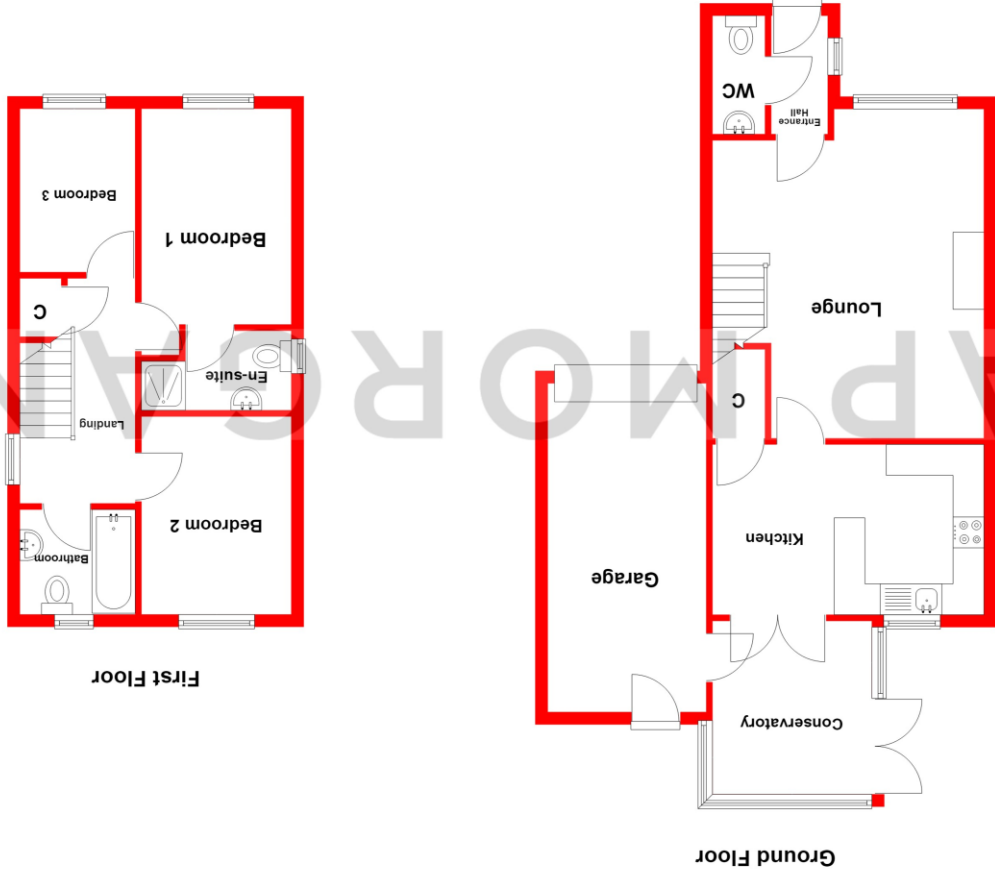
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 96.8 sq. metres (1042.4 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 Planlup.

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