

AP MORGAN



Congleton Close, Brockhill, Redditch
Offers in the region of £300,000

Features:

- **No onward chain**
- Detached family home
- Generous corner plot
- Side driveway & garage
- Three bedrooms
- En-suite to main bedroom
- Family bathroom and guest WC
- Conservatory

Description:

Occupying a generous corner plot in a quiet residential cul-de-sac, this attractive detached family home offers well-proportioned accommodation, excellent outside space and the added benefit of no onward chain, making it an ideal purchase for a wide range of buyers.

The property is approached via a driveway positioned to the side of the house, providing off-road parking and access to the integral garage, while the front garden enhances the home's kerb appeal. Inside, the ground floor offers a welcoming entrance hall with a convenient WC, a spacious lounge featuring a fireplace as a focal point, and a separate dining room that flows naturally into the fitted kitchen. To the rear, a conservatory provides a bright and versatile additional living space with views over the garden – perfect for relaxing, entertaining or use as a home office or playroom.

Upstairs, the first floor comprises three bedrooms, including a well-sized main bedroom with en-suite shower room, along with a family bathroom serving the remaining bedrooms. The layout is practical and well balanced, offering comfortable accommodation for couples, families or those looking to work from home.

Externally, the property truly benefits from its corner position, enjoying a larger-than-average garden with patio areas, lawn and established boundaries providing a good degree of privacy. There is ample space for outdoor dining, gardening or further landscaping potential.



Well placed in the sought-after area of Brockhill, there is easy access to countryside walks as well as into Redditch Town Centre boasting an assortment of amenities including shops, cinema, bars and restaurants along with the local bus and train stations.

Details:

Hall

WC 5'4" x 3'3" (1.63m x 1m)



Kitchen 6'11" x 9'8" (2.1m x 2.95m)



Dining Room 7'4" x 12'11" (2.24m x 3.94m) max dimensions



Lounge 14'7" x 10'4" (4.45m x 3.15m)



Conservatory 14'9" x 7'6" (4.5m x 2.29m)

Garage 8'6" x 18'2" (2.6m x 5.54m)

Landing

Bedroom 1 11'2" x 9'9" (3.4m x 2.97m)



Ensuite 3'3" x 6'8" (1m x 2.03m)

Bedroom 2 8'3" x 10'4" (2.51m x 3.15m)



Bedroom 3 6'2" x 7'3" (1.88m x 2.2m)

Bathroom 5'9" x 7'9" (1.75m x 2.36m)

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.

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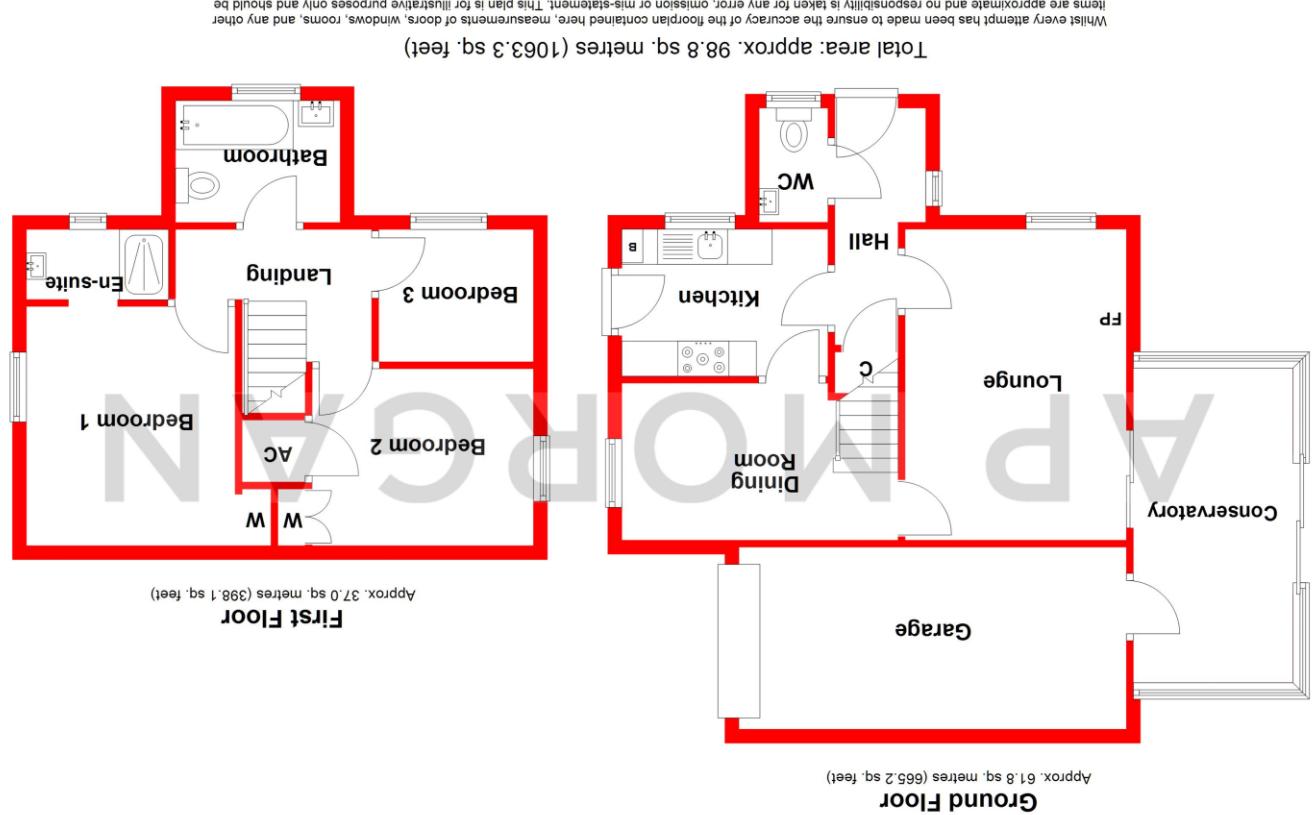
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