
AP MORGAN
Kite Lane, Brockhill, Redditch
Offers in the region of £325,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Link-detached home in a cul-de-sac with paths into Brockhill Park
- Immaculately presented throughout
- Nicely decorated front facing lounge
- Open-plan kitchen/dining room opening into a conservatory
- Three bedrooms with fitted wardrobes, a family bathroom and ground-floor WC
- Garage with power, lighting and boarded roof space; conversion potential subject to consents
- Tandem driveway for three cars, plus front lawn with scope for extra parking (subject to consents)
- Generous, level, south-west-facing rear garden

Description:

OFFERED WITH NO ONWARD CHAIN

Lambs in the fields in spring, sunrise from your bed, and a suntrap of a garden in summer.

Tucked into a cul-de-sac in Brockhill, on the north-western edge of Redditch, this link-detached home was built in 2001 and has been cared for by the same owners for the last fifteen years. There's a long tandem driveway at the front for three cars and a generous, level garden at the back, landscaped with dogs and children in mind. Inside, the lounge, kitchen/dining room and conservatory flow from the front of the house to the garden. And at the end of the close, a path leads straight into Brockhill Park.

We asked them what made them buy it...

"I already knew the area, as I'd lived just up the road before, and I liked it. When we first viewed it, it was a nice, quiet residential road with plenty of space, and the house felt cosy. It ticked all the boxes for us. It's in such a peaceful part of Brockhill that when I first moved in, I struggled to get to sleep because it was so quiet! There are loads of green spaces nearby, which is excellent if you have a dog, and you feel like you're in the countryside because of all the greenery around you. We've spent fifteen happy years here and we'll be very sorry to say goodbye, especially to our lovely, friendly neighbours. Our road even has its own WhatsApp group."

What about the house itself?

"The kitchen is where we spend most of our time. Because it's a kitchen and dining room together, it's great to cook and chat. Sitting in the garden, you can lap up the sun, and hearing the lambs in the spring and the birds chirping is always a good way to relieve the stress of life. It's a suntrap in summer, but there's shade at the front. In winter, the living room feels so cosy once the curtains are drawn and you want some R&R in front of the telly. And if you're an early bird, you get to watch the sunrise from bed with a cup of tea. We relandscaped the gardens front and back to make them low maintenance and child and pet friendly, and remodelled the downstairs WC to give it a clean, modern look. We also had a Worcester Bosch combi boiler fitted in the airing cupboard instead of the garage, where the original was. Getting rid of the old boiler and water tanks freed up space in the garage, the loft and the airing cupboard, which now has room for the laundry basket and the towels. Guests regularly comment on how immaculate the house is and how big it feels, especially for a new build."

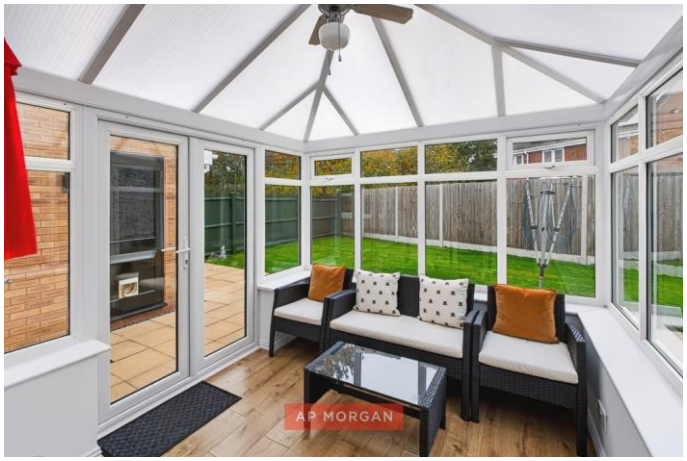
Our agents say...

Start at the front. The tandem driveway takes three cars nose to tail, and the front lawn could become extra parking if you ever need it, subject to any necessary consents. The garage is a bonus in its own right, with power and lighting already in, a fully boarded roof space and a door straight out to the back garden. Keep it as a













workshop and storage, or look at turning it into a home office, gym or playroom, subject to planning and building regulations.

Inside, the hall has a ground-floor WC off it, and the lounge sits at the front. The kitchen/dining room runs across the back, fitted with a NEFF Pyrolytic oven and opens into the conservatory, which in turn opens onto the garden, so summer days spill outside without any fuss. Upstairs there are three bedrooms all featuring built-in wardrobes, and the family bathroom. Storage is a real strength here too, with built-in storage in the main bedroom, a large cupboard under the stairs and a partially boarded loft.

The south-west-facing back garden is generous and level, with a paved seating area and a lawn that's clearly loved. There's room for a shed or garden office as well, subject to any necessary consents.

Day to day, there's a Tesco Express in Brockhill, more local shops in Batchley, and a bus stop just around the corner. Pitcheroak Wood is a little further afield, and Tardebigge, home to the longest flight of canal locks in the country, makes a lovely weekend walk. Redditch train station is around a mile away as the crow flies, with good road links towards the M42 and M5.

It's a home that works for first-time buyers, young families and downsizers alike. Get in touch today to arrange your viewing.

Details:
Hall

W/C

Lounge *4.29 x 3.68* Max

Kitchen/Dining Room *3.39 x 4.74*

Conservatory *2.72 x 2.48*

Garage *5.70 x 2.61*

First Floor Landing

Bedroom One *3.28 x 4.74*

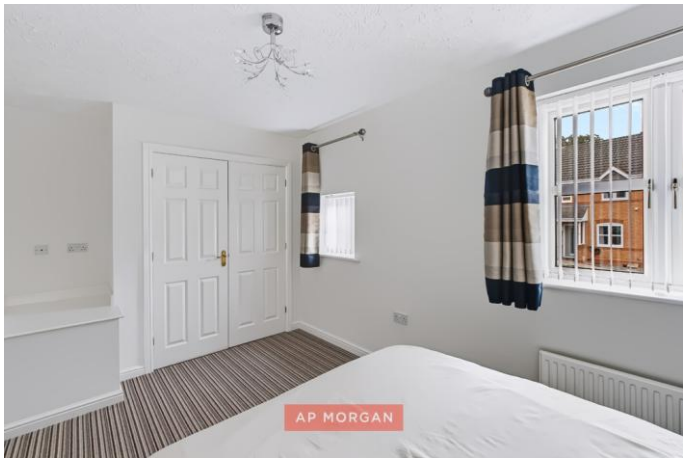
Bedroom Two *2.76 x 2.84*

Bedroom Three *2.78 x 1.84*

Bathroom *1.91 x 1.93*

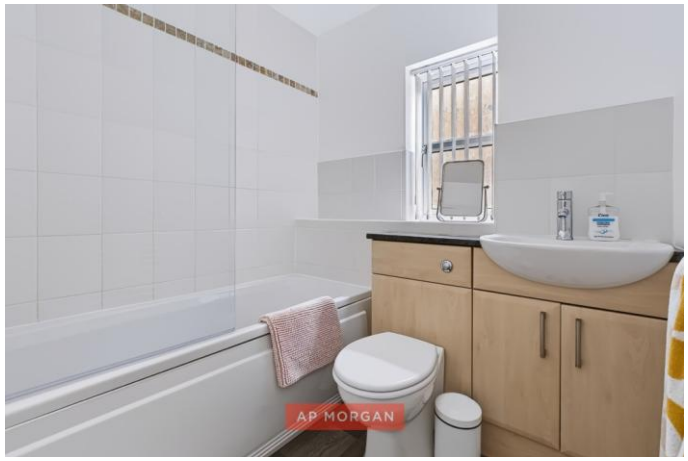
EPC Rating: C
Council Tax Band: D (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.













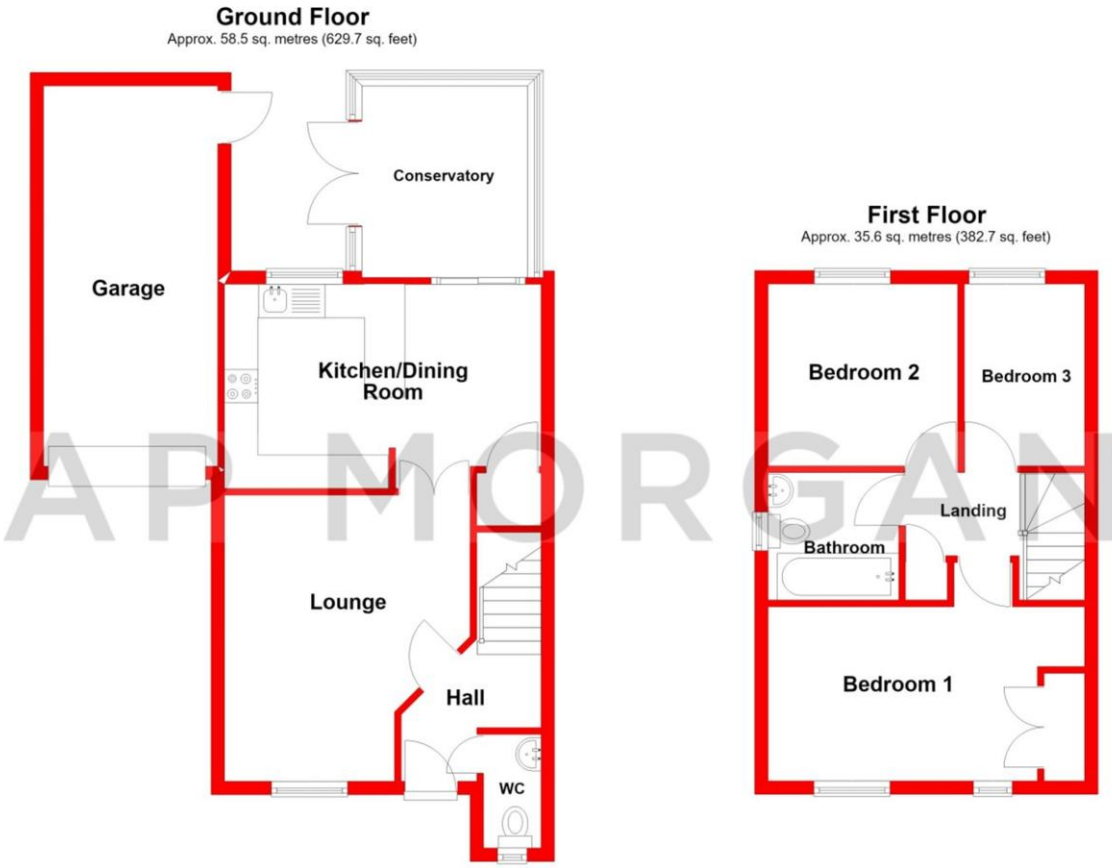
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