



Badgers Retreat

Brockhill Lane, Redditch B97 6QX

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 2,165 sq. ft.

KEY FEATURES:

- Exceptional detached bungalow
- Edge of town location
- High-spec kitchen
- Well-equipped utility room
- Large conservatory
- Three double bedrooms
- Modern family bathroom
- Easily maintained gardens
- Masses of parking
- Double detached garage

A remarkable detached bungalow, situated on the outskirts of Redditch.

This bungalow boasts a superb layout, featuring three double bedrooms served by a well-appointed bathroom for convenience, alongside expansive living areas. The accommodation includes an extremely stylish and well-equipped kitchen diner, a utility room and a spacious living room. An equally large conservatory adjoins the living room, offering seamless access to the garden.

Outside, the front and rear gardens are complementary to the size of the bungalow and are designed for easy maintenance. Ample parking is available, along with a detached double garage.



Description

A spacious gravel driveway off the road leads to the front of the property, flanked by lawned garden area on the right. Adjacent to lawn is a double garage and driveway capable of accommodating multiple vehicles. Mature shrubs provide privacy, enclosing the driveway and shielding it from neighbouring views.

Upon entering the property through the front door and small porch, you will find a spacious hallway. To the left, a corridor leads to the bedrooms, while to the right leads to the bathroom, living room and kitchen-diner area. Ample space for storage makes this area ideal for belongings.

The kitchen serves as the heart of this home, boasting a high-spec finish to give the space a sophisticated feel. Its sleek design features matte grey cabinets and cupboards complemented by white marble countertops.

Equipped with built-in appliances such as an oven, microwave and induction hob with extractor fan, every detail contributes to the smart aesthetic.

Ample space is provided for both a breakfast bar, illuminated by overhanging lights and a dining room table, creating a room that is both spacious and airy. Large windows offer lovely views of the front garden, while the tiled floor adds refinement.

A designated dining area adjacent to the kitchen accommodates an eight-seater dining room table, perfect to suit family meals or gathering in the open plan kitchen diner layout.

Next to the conservatory and kitchen-diner, the utility room offers a convenient space overlooking the rear garden. Complete with a WC and access to the conservatory, pantry and kitchen-diner, it provides easy access to the main living areas. With provisions for a washing machine and tumble dryer, it adds functionality to the property.





The generously sized living room is ideal for family gatherings or entertaining guests. With access from both the hallway and conservatory, this room has abundant natural light, along with solid wood flooring throughout, creating a welcoming ambiance. French doors and sliding patio doors connect the conservatory, extending the living space and inviting the outdoors in. Additionally, the living room includes a gas fireplace featuring a sleek marble hearth and carved wooden mantle.

Offering a spacious and luminous retreat, the conservatory seamlessly blends indoor and outdoor living. Accessed from both the utility room and living room, it provides a tranquil space for year-round enjoyment.





At the end of the hallway, the main bedroom offers spacious comfort with delightful rear garden views and ample built-in wardrobe and cupboards.

Bedroom two offers generous proportions, complete with built-in wardrobe/storage space and a large window overlooking the front.

The third double bedroom, adjacent to the living room, offers captivating views of the rear garden and includes built-in storage space.

Located to the right of the hallway entrance, the bathroom features a spacious walk-in shower with sliding doors, a separate bath, WC and washbasin. Tastefully tiled and with access via both the hallway and the kitchen, it offers both functionality and style. Additional storage space is available on both sides of the WC and beneath the sink.





Garden

This property features well-maintained lawns at both the front and rear featuring charming flower beds. These private gardens offer a tranquil retreat, enveloping the property in lush greenery and seclusion.

Services

Mains electricity, water and drainage.
Broadband is available at this property.

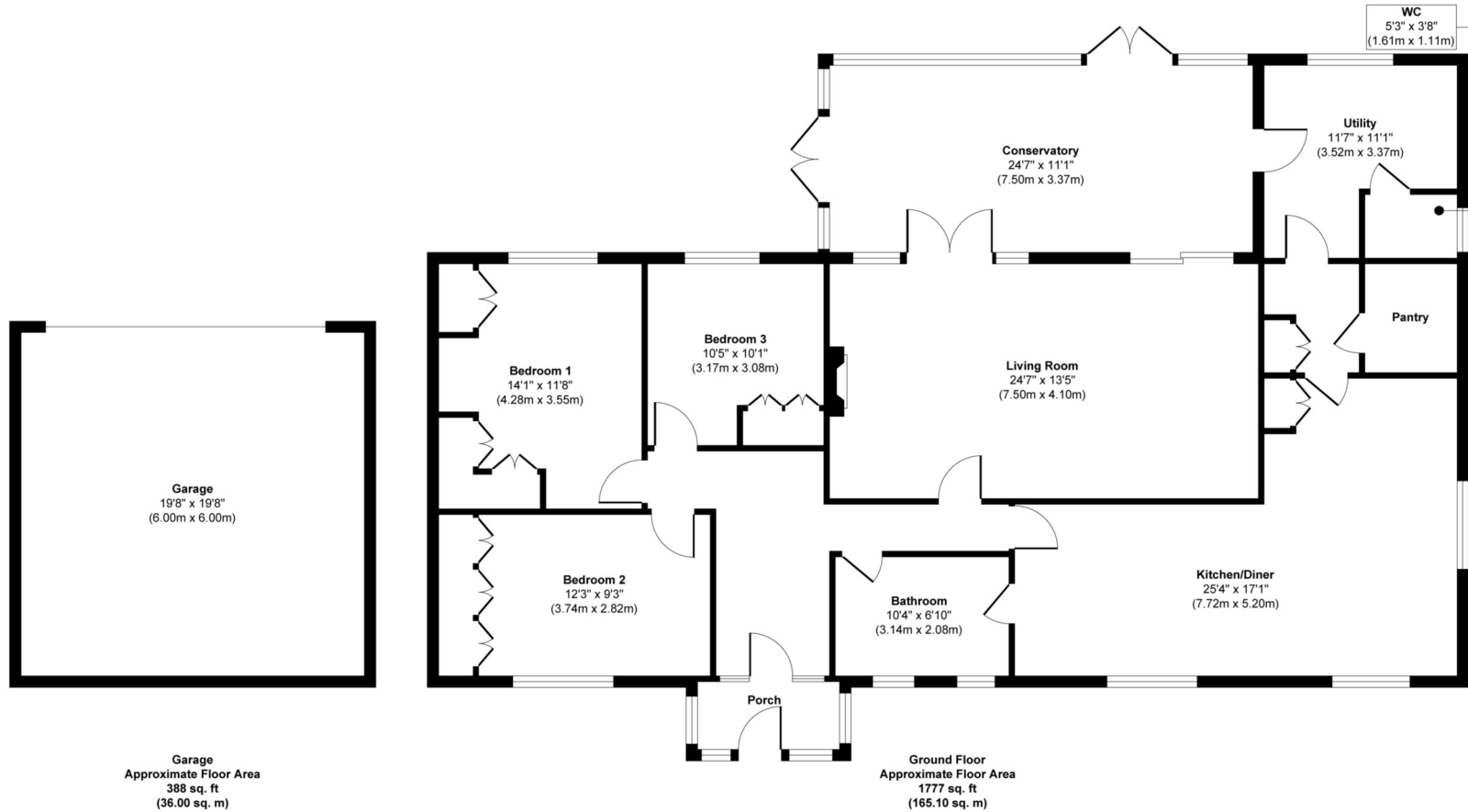
Council tax band - D.

Location

Badgers Retreat is ideally located on the edge of Redditch, bordering picturesque countryside and woodland. This prime location is perfect for outdoor enthusiasts, offering numerous scenic pathways and rights of way to explore, whether on foot or cycling. Additionally, the vibrant town centre of Redditch is just a short drive or bus ride away, featuring a wide range of shopping options, schools for all age groups and diverse recreational amenities. The town also benefits from an excellent railway station and convenient access to the motorway network, enhancing its appeal.



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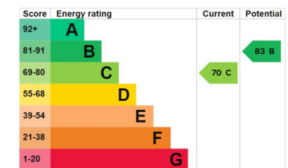
Approx. Gross Internal Floor Area 2165 sq. ft / 201.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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