



**Brockhill Lane, Redditch B97 6QX**

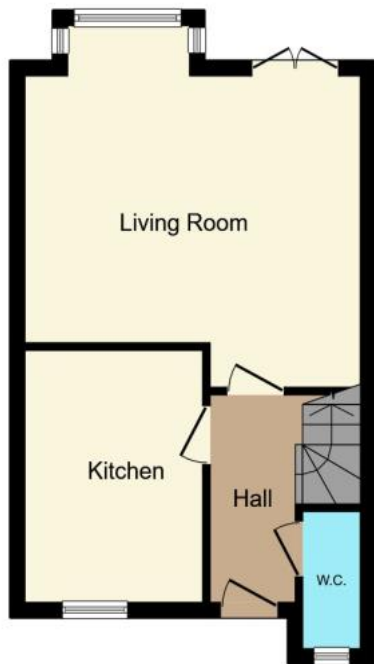


**welcome to**

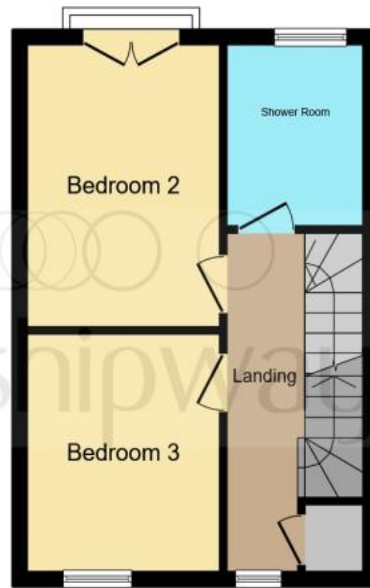
**Brockhill Lane,Redditch**

YOU NEED TO COME AND TAKE A LOOK AT THIS BEAUTIFUL THREE STOREY TOWN HOUSE! With THREE DOUBLE BEDROOMS and 2 SHOWER ROOMS. IN A PRIVATE GATED CUL-DE-SAC WITH ALLOCATED PARKING TO THE FRONT OF THE PROPERTY.





**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

Obscure Double Glazed front door. Central heating radiator. Carpet. Doors to - WC, Kitchen , Lounge and access to stairs.

### **W.C**

Obscure Double Glazed window to the front, Central heating radiator. Close Coupled toilet , Hand wash basin.

### **Kitchen**

10' 6" x 7' 8" ( 3.20m x 2.34m )

Spotlights. Wood effect wall and base units. Sink and drainer. Integrated appliances. Double glazed window to the front.

### **Lounge**

14' 9" x 14' 1" ( 4.50m x 4.29m )

Double Glazed Bay Window to rear. Central Heating Radiator. Space under stairs. Gas Fire. Access to rear garden.

### **Landing**

Doors to Bedroom 3, Bedroom 2, Bathroom and Storage Cupboard. Central Heating Radiator

### **Bedroom 3**

10' 8" x 8' 2" ( 3.25m x 2.49m )

Double Glazed Window to front. Central Heating Radiator.

### **Bedroom 2**

11' 10" x 8' 2" ( 3.61m x 2.49m )

Double Glazed Juliette Balcony Doors over looking the garden. Central Heating Radiator.

### **Bathroom**

Tiling to splash prone areas. Obscure double glazed window to rear. Walk in Mita waterfall shower. Close Coupled Toilet, Pedestal sink. Chrome towel rail.

### **Storage Cupboard**

Good sized storage cupboard with space for tumble

dryer and a radiator.

### **Stairs To Second Floor Bedroom 1**

14' 9" x 11' 4" ( 4.50m x 3.45m )

Double Glazed Window to front. Central heating radiator. 3 Good Sized storage cupboards in the eaves.

### **Ensuite**

Obscure Double Glazed Window to Rear. Central Heating radiator. Tiling to splash prone areas. Sink and vanity unit. Enclosed shower.

### **Front Garden**

Access to the property via a path . Space for 3 cars to park to the front of the property.

### **Rear Garden**

Patio seating area. Grassed lawn. Decking. Enclosed rear garden.



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## Brockhill Lane, Redditch

- THREE BED TOWNHOUSE
- WITHIN A GATED CUL-DE-SAC
- ALLOCATED PARKING
- DOWNSTAIRS WC ,
- ENSUITE

Tenure: Freehold EPC Rating: C

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDC109612 - 0006

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