



Wheatcroft Close | Brockhill | Redditch | Worcestershire

Offers in Excess of £230,000

Wheatcroft Close

Brockhill | Redditch

**THREE DOUBLE BEDROOM ATTACHED HOME
– DUAL ASPECT LOUNGE**

This *** CHAIN FREE *** Well-Presented Three-Bedroom Semi-Detached House is set within a highly sought after residential area of Brockhill. The property offers good access to the town centre facilities, national road networks and to the open countryside.

The layout briefly comprises: Entrance Hall, Guest WC, Dual aspect lounge with feature fireplace. Fitted Kitchen and a separate Dining Room to the Ground Floor. Upstairs offers a Master Bedroom (with ample fitted wardrobes to a dressing area and a modern En-suite Shower Room. Two further double rooms and a principle Bathroom complete the floor.

The property further benefits from a Single Garage, Driveway Parking, Pleasant landscaped Rear Garden, Double Glazing and Gas-fired Central Heating System.



Details

Entrance Hall

WC

Living Room

18' 5" x 11' 11" (5.61m x 3.63m)

Dining Room

8' 10" x 9' 11" (2.69m x 3.02m)

Kitchen

9' 2" x 9' 11" (2.79m x 3.02m)

Master bedroom

10' 2" wide x 18' 5" max d into dressing area (3.10m x 5.61m)

En-suite

7' 9" x 3' 8" (2.36m x 1.12m)

Bedroom 2

9' 6" x 10' 5" (2.89m x 3.17m)

Bedroom 3

8' 9" x 9' 8" (2.66m x 2.94m)

Bathroom

6' 3" x 6' 2" (1.90m x 1.88m)

Garage

18' 5" x 8' 3" (5.61m x 2.51m)



Please Note: These plans are for information only and not to scale.

Tenure: We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

Council Tax Band: **D** (tbc by solicitors).



GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday & Bank Holidays (Closed)

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.