



# Robins Lane, Redditch

Offers in Excess of £225,000

**Features:**

- Semi-detached home
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Kitchen/diner
- Well-sized garden
- Off-road parking and detached garage
- EPC -

**Description:**

A beautifully presented three-bedroom semi detached home situated in the sought-after location of Brockhill, Redditch. The entrance hallway briefly comprises a ground floor WC, spacious lounge with large window to the front and has double doors opening to the fitted kitchen/diner with integrated washing machine, gas hob, oven and space for a tall fridge freezer, the dining area has a spacious cupboard and double doors opening onto the rear patio. The first-floor landing establishes the master bedroom with storage cupboard and en-suite providing a WC, sink and corner shower, double bedroom two with space for wardrobes, well sized bedroom three overlooking the rear garden and a family bathroom benefiting from a bath, sink and WC. To the rear is a well-maintained garden laid with patio, lawn and new decking area, a timber shed and access to the detached garage. To the front of the property is off road parking for two cars, access to the detached garage and side access to the rear garden.

Furthermore, the property benefits from having double glazing throughout, has part boarded loft space and a new boiler within its ten-year warranty. Well situated in the popular Brockhill district, Redditch town centre is a short ride away boasting an assortment of amenities such as shops and restaurants. It is also conveniently placed to access main motorway networks (M5 & M42).



**Details:**

**Entrance Hallway**

**Lounge**

12' 0" x 14' 1" (3.65m x 4.29m)

**Kitchen/Diner**

14' 0" x 9' 4" (4.26m x 2.84m)

**WC**

**First Floor Landing**

**Master bedroom**

9' 2" x 12' 2" (2.79m x 3.71m)

**En-suite**

**Bedroom 2**

7' 8" x 9' 1" (2.34m x 2.77m)

**Bedroom 3**

6' 1" x 8' 9" (1.85m x 2.66m)

**EPC Rating:** C

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

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.co.uk)

### Property to sell?

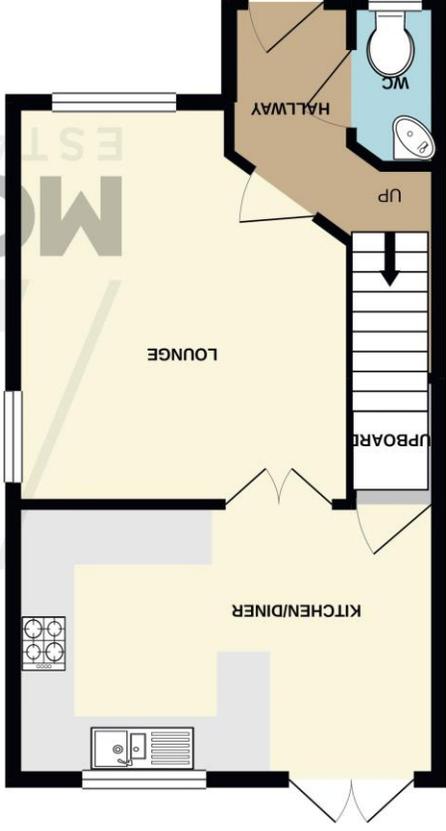
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

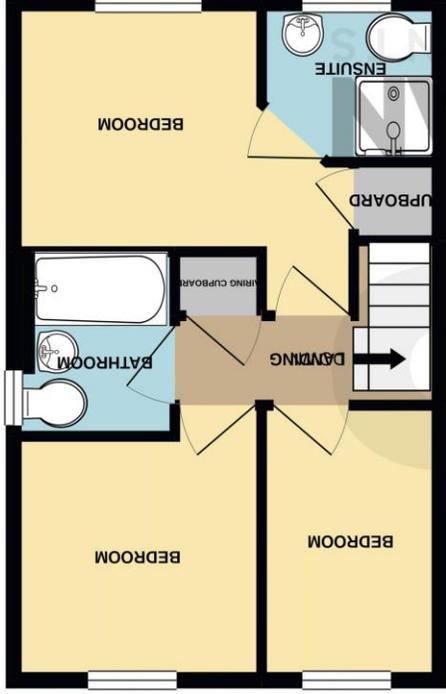
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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