



**Parklands Close, Redditch**  
Offers in Excess of £315,000



**Features:**

- Detached home
- Master bedroom with en-suite
- Three further bedrooms
- Large fitted kitchen/diner
- Lounge with feature fireplace
- South facing garden
- Private driveway and garage
- EPC -

**Description:**

A beautifully presented four-bedroom detached family home in the sought-after location of Brockhill, Redditch. The entrance hallway briefly comprises of a spacious lounge with gas feature fireplace, fitted kitchen/diner with gas hob and space for a freestanding fridge freezer and dishwasher. Leading off from the kitchen the utility has ample space for a washing machine and tumble dryer. Double doors from the kitchen lead on to the rear garden. The ground floor also benefits from a handy WC. The first-floor landing establishes the master bedroom with fitted wardrobes and en-suite providing a sink, shower and WC. There are three further well sized bedrooms and the family bathroom providing a sink, bath with overhead shower and WC. To the rear is a low maintenance south facing walled garden with initial patio area leading into a well-maintained lawn, there is also access to the attached garage from the rear. The front of the property has an open aspect and has a lawn area, private driveway with off-road parking for two cars, access to the garage and private side access to the rear garden. Furthermore, the property benefits from having gas central heating, double glazing throughout and partially boarded loft space. Well situated in the popular Brockhill district, Redditch town centre is a short ride away boasting an assortment of amenities. It is also conveniently placed to access main motorway networks (M5 & M42).





**Details:**

**Entrance Hall**

**Lounge**

13' 5" x 12' 1" (4.09m x 3.68m)

**Kitchen/Diner**

21' 0" x 8' 8" (6.40m x 2.64m)

**Utility room**

6' 4" x 4' 9" (1.93m x 1.45m)

**WC**

**First Floor Landing**

**Master bedroom**

13' 5" x 10' 1" (4.09m x 3.07m)

**En-suite**

**Bedroom 2**

15' 6" x 7' 10" (4.72m x 2.39m)

**Bedroom 3**

11' 1" x 10' 7" (3.38m x 3.22m)

**Bedroom 4**

7' 5" x 6' 6" (2.26m x 1.98m)

**Family Bathroom**

**Garage**

**EPC Rating:**

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

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

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



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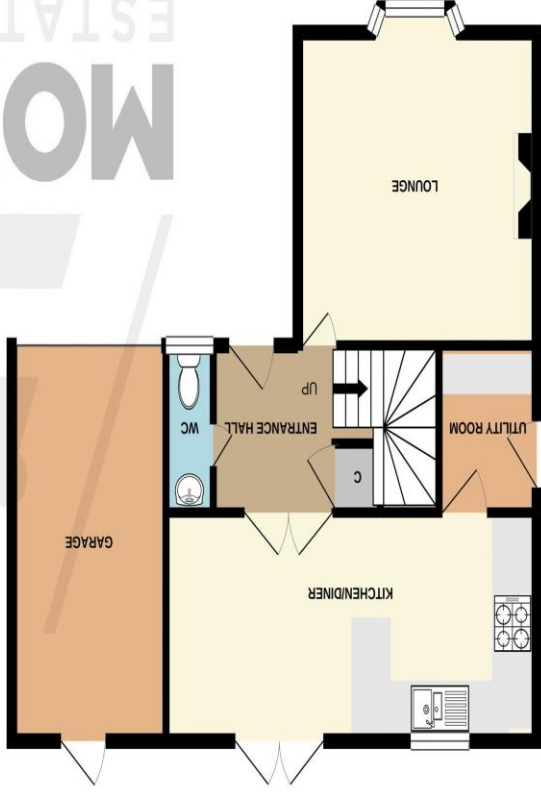
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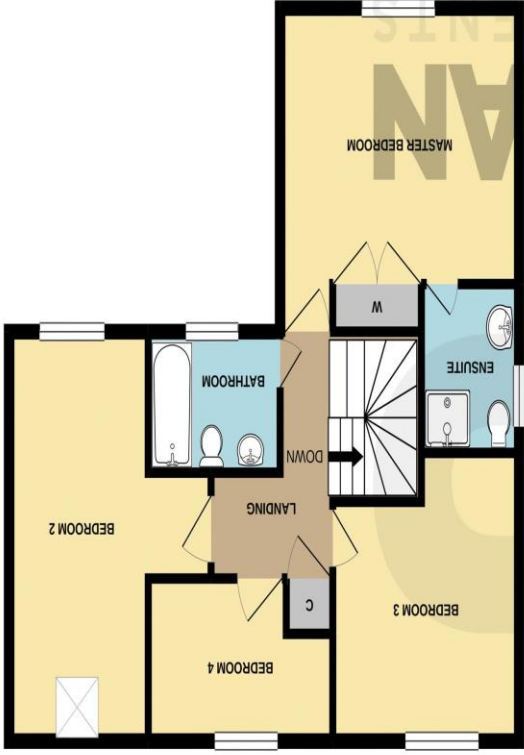
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GROUND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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 for illustrative purposes only and should 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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