



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**34 Brookfield Close  
Hunt End  
Redditch  
Worcestershire  
B97 5LL**

A Four Bedroomed Detached Split level Family Home. Accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Master Bedroom with En-Suite, Three Further Bedrooms and Bathroom. Front and Rear Gardens. Detached Double Garage. Off Road Parking.

**Price: £300,000**





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Front door and side panel window to

**ENTRANCE PORCH** with door into Hallway and Cloakroom

**CLOAKROOM** with single glazed window to side aspect. Low flush WC. Corner wash hand basin. Radiator.

**HALLWAY** with door to Kitchen and archway to Galleried Dining room. Steps down to Lounge and stairs to First Floor. Radiator. Under stairs storage area.

**KITCHEN 9' 0" x 11' 3" (2.75m x 3.43m)** with single glazed window to front aspect. A range of wall and base units with roll top work surface over. Tiled splash back. One and a half bowl sink and drainer. Integrated dishwasher (not working) and fridge. Integrated single oven, grill and four ring hob and extractor hood in light oak as units doors. Breakfast bar. Double panelled radiator. Door to

**UTILITY ROOM 6' 9" x 9' 0" (2.07m x 2.75m)** with stable door to side aspect. A range of wall and base units with roll top work surface over. Sink and drainer. Radiator. Space for washing machine, tumble dryer and fridge/freezer.

**GALLERIED DINING ROOM 8' 3" x 11' 1" (2.54m x 3.39m)** with single glazed window to front aspect. Radiator. Balcony

**LOUNGE 22' 1" x 10' 7" (6.74m x 3.25m)** with gas coal effect fire with brick surround. Two Double panelled radiator. Single glazed French doors to patio and South West facing rear gardens. Single glazed window to rear aspect.

**LANDING** with single glazed window to side aspect. Doors to Bedrooms. Loft hatch.

**BEDROOM ONE 10' 4" x 8' 10" (3.15m x 2.70m)** with single glazed window to side and rear aspect. Radiator. Fitted wardrobes. Dressing area. Door to

**EN-SUITE** with single glazed window to side aspect. Radiator. Low flush WC. Pedestal wash hand basin. Part tiled. Walk-in Trevi shower with stone base.

**BEDROOM THREE 8' 5" x 10' 8" (2.57m x 3.26m)** with single glazed window to front aspect. Fitted wardrobe. Radiator.

**BEDROOM FOUR 5' 11" x 7' 1" (1.81m x 2.17m)** with single glazed window to rear aspect. Radiator.

**LANDING** door to Bedroom, Bathroom and Airing Cupboard. Loft hatch.

**BEDROOM TWO 9' 1" x 12' 0" (2.79m x 3.66m)** with single glazed window to side aspect. Single panel radiator. Fitted wardrobe.

**BATHROOM 6' 3" x 9' 5" (1.92m x 2.88m)** with single glazed obscure window to side aspect. White suite comprising of double bath with hand held shower over. Low flush WC. Wash hand basin. Radiator. Part Porcelanosa tiled.

**GARDENS** mainly laid to lawn.

Located close by to High School in UK Top 25 in a quiet semi rural area and not overlooked to back. With ready access to central motorway, rail and airport networks.



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## **GENERAL INFORMATION**

### **Fixtures & Fittings**

Only the items specifically mentioned in the particulars are included in the sale price.

### **Viewing**

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

### **Anti-Money Laundering**

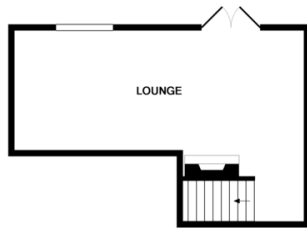
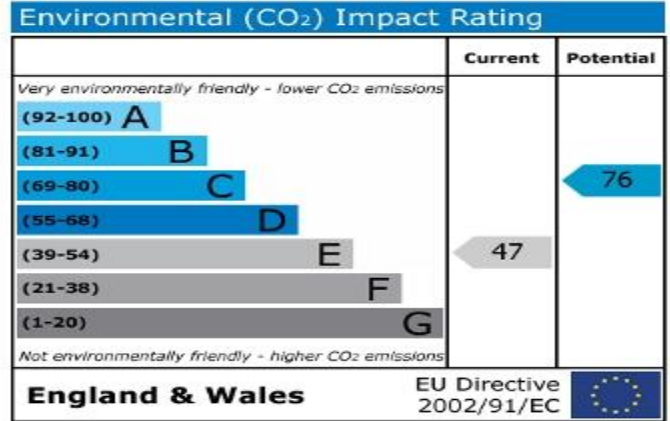
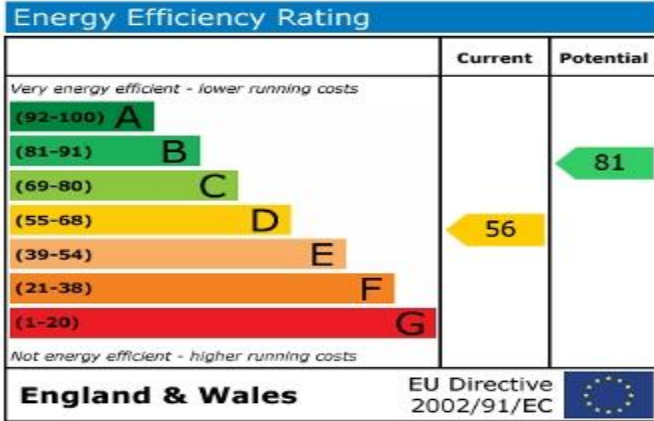
We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you wish to proceed with the purchase of this or any other property, two forms of identification will be required. Further information is available from ourselves.

**N.B.** Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form part of a sale contract and may be subject to errors and/or omissions. The Agents have not verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, wayleaves, covenants and any other issues or planning/building regulations' matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this Firm's employment has the authority to make or give any representation or warranty in any respect.

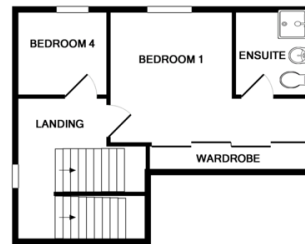


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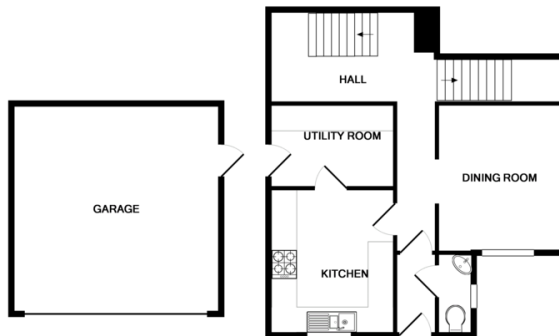
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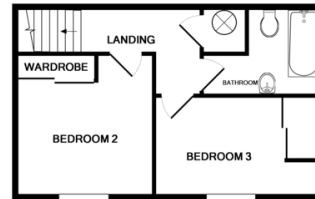
LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR



2ND FLOOR

This floor plan is not to scale and is for guidance purposes only  
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