



**Nine Days Lane, Redditch**  
Offers in Excess of £315,000



**Features:**

- Four bedroom detached house
- Lounge and dining room
- Rear conservatory
- Breakfast kitchen, plus utility room
- Ground floor w.c. and office
- Bathroom, plus ensuite shower
- 3 car driveway and gardens
- Epc rating D

**Description:**

An excellent four bedroom detached home on Wirehill. Benefiting from a conservatory and partial division of the garage to provide a useful office space.

The property layout briefly comprises: Canopied entrance leading to spacious hallway, having under stairs storage cupboard and turned stairs with wood balustrade. Generous ground floor w.c. with modern sink and half height timber panelling to walls. Pleasant lounge, having coal effect gas fire recessed to hearth and bay window to front. Separate dining room, with patio doors gaining access to the double glazed conservatory. Impressive breakfast kitchen, featuring a black inset sink, built-in oven with microwave over, integrated dishwasher, instant hot water tap and breakfast bar. The utility room is accessed through an archway to the side of the kitchen, where is placed a space for a larger style fridge/freezer, larder unit with pull out shelving, a rear door to the garden and further door opening to reveal the office space, having work surfaces. The stairs rise to first floor landing, with doors to following rooms. Main family bathroom with a modern bath and having mixer shower over. The master bedroom has fitted wardrobes and an en-suite shower room off. There are three further generous bedrooms, all with fitted wardrobes. Outside to front the driveway can accommodate up to three cars, with a side gate leading to the rear garden, laid initially with a patio and steps up to terracing containing a lawn and rear borders. Other benefits include, gas fire central heating boiler to radiators, double glazing, smart meter, there is also a house security alarm. The area is well placed for popular schooling, access to both Redditch town centre and Studley village for a range of individual shops, pubs and restaurants. Wirehill would attract medical staff looking to live close to the main hospital, however good road transport links lead to surrounding areas as well as the M42 motorway junction 2.





**Details:**

**Entrance Hallway**

**Ground floor w.c.**

**Lounge**

15' 9" max into bay x 10' 9" (4.80m x 3.27m)

**Dining Room**

10' 10" x 9' 4" (3.30m x 2.84m)

**Conservatory**

13' 0" x 8' 3" (3.96m x 2.51m)

**Breakfast Kitchen**

13' 6" x 8' 0" (4.11m x 2.44m)

**Utility Room**

8' 0" x 5' 1" (2.44m x 1.55m)

**Office**

8' 10" x 5' 3" (2.69m x 1.60m)

**Stairs rise from hallway to first floor landing**

**Master Bedroom**

11' 7" x 11' 0" min d (3.53m x 3.35m)

**Ensuite Shower Room**

**EPC Rating:** D

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

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

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



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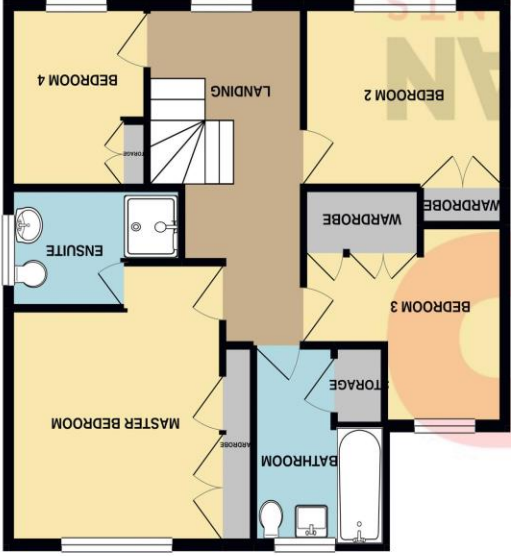
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GROUND FLOOR  
819 sq. ft. (76.1 sq. m.) approx.



1ST FLOOR  
637 sq. ft. (59.1 sq. m.) approx.



TOTAL FLOOR AREA: 1456 sq. ft. (135.2 sq. m.) approx.

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