



**Acre Lane, Redditch**  
**£525,000**



**Features:**

- Impressive four bedroom detached house
- Lounge & separate dining room
- Fitted breakfast kitchen & utility room
- Substantial master bedroom
- Family bathroom, two en-suites & GF W/C
- Beautifully maintained rear garden
- Large private gated driveway & detached garage
- EPC - TBC

**Description:**

An impressive four double bedroom, three storey detached home in a sought-after location of Webheath, Redditch. In brief the property comprises of an entrance hallway giving off to a spacious lounge with feature fireplace and large bay window, with double doors opening into the bright dining room providing a single door to the rear garden, a fitted kitchen with gas hob, oven, sink and space for a fridge and dishwasher, the utility provides a further sink and space for washing machine and dryer, a study and ground floor WC. Upstairs the first-floor landing accommodates bedroom two - a large double bedroom with fitted wardrobes and en-suite, two further double bedrooms with fitted wardrobes and a family bathroom. The second floor boasts a substantial master bedroom with double roof windows to the right side, a walk-in wardrobe, eaves storage and an en-suite. Outside the rear of the property has an attractively laid out patio area, lawn with planted borders and a corner pond. To the front of the property is a spacious private driveway accessed by an intercom gate, well maintained lawns, side access to the rear garden and a large detached garage with remote electric door. Furthermore the property benefits from being in a secluded corner plot with a conservation area to the side, great for walks and spotting nature. Well situated in a prime location of Webheath on the outskirts of Redditch. There are well regarded local schools, shops and amenities together with a variety of pubs and restaurants. It is also conveniently placed to access the motorway network (M5 & M42).





**Details:**

**Entrance Hallway**

**Lounge**

14' 0" x 16' 0" (4.26m x 4.87m) max

**Dining Room**

14' 0" x 12' 0" (4.26m x 3.65m) max

**Kitchen/Breakfast Room**

12' 0" x 10' 6" (3.65m x 3.20m)

**Utility Room**

9' 1" x 5' 7" (2.77m x 1.70m)

**Study**

6' 2" x 8' 2" (1.88m x 2.49m)

**W/C**

**First Floor Landing**

**Bedroom Two**

12' 1" x 16' 0" (3.68m x 4.87m)

**Bedroom Three**

13' 5" x 9' 0" (4.09m x 2.74m)

**Bedroom Four**

13' 5" x 9' 0" (4.09m x 2.74m)

**Family Bathroom**

12' 3" x 6' 7" (3.73m x 2.01m)

**En-suite**

**Second Floor Landing**

**Master Bedroom**

16' 2" x 19' 5" (4.92m x 5.91m) Max

**En-suite**

**Walk in Wardrobe**

**Garage**

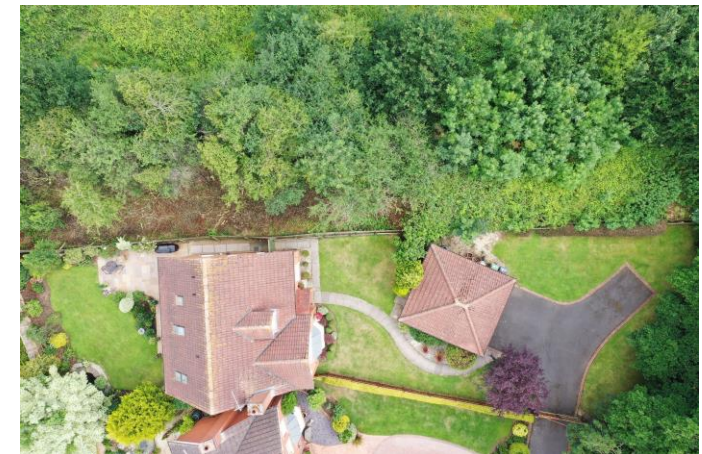
17' 2" x 16' 4" (5.23m x 4.97m)

**EPC Rating:**

**Council Tax Band:** F (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.

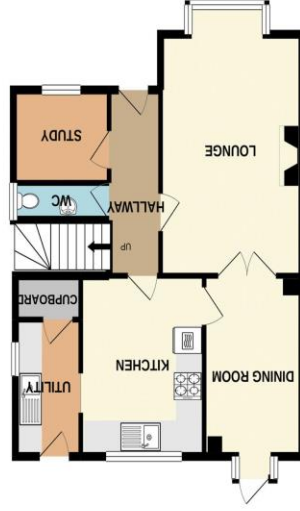
### Need a solicitor?

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.

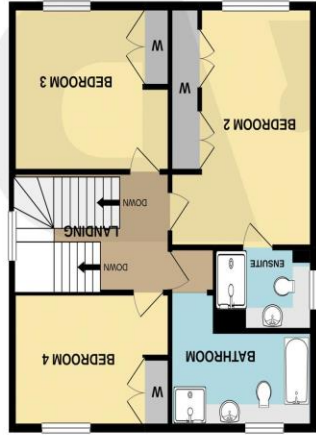
### Need a removal company and storage?

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  
902 sq.ft. (83.8 sq.m.) approx.



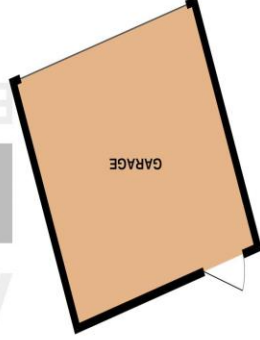
1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



MORGAN ESTATE AGENTS



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 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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