



**Carthorse Lane, Redditch**

Offers in Excess of £420,000



**Features:**

- A 4-bedroom detached house with annex flat
- Lounge and dining area
- Fitted kitchen
- 4 double bedrooms and annex bedroom
- 2 bathrooms, 2 en-suites and guest W.C.
- Front and rear gardens
- Off-road parking
- EPD - D

**Description:**

A well-presented 5-bedroom detached house including annex flat.

The property briefly comprises an entrance hall, W.C., a door leads to the lounge having a feature fireplace and bay window to the front. French doors lead to the dining area being open plan to the kitchen which has matching units and cupboards, inset sink and drainer, integrated gas hob, 2 ovens and under unit space for a dish washer. A glazed door leads to the rear garden. Also leading from the hall a door takes you into the annex apartment which has a living area, sleeping section, 3-piece shower room and fitted kitchen with inset sink and drainer, electric integrated hob and oven, space for a washing machine, and door to the rear garden.

Upstairs presents the master bedroom with built-in wardrobes and en-suite shower room, double bedrooms 2 and 3 with a Jack-n-Jill en-suite shower room between, and double bedroom 4 again with built-in wardrobe. Finally, there is the modern 3-piece family bathroom.

Outside to the front is a small garden with mature planting, ample off-road parking, and access to a hard-standing area to the side of the house. To the rear the enclosed garden has a patio to the house, lawn, border planting, garden shed, and mature trees.

The property is situated in a cul-de-sac in the sought-after Brock Hill area, providing access to local amenities, Redditch town centre, and commuter routes across the region to the M5 and M42.





**Details:**

**Hall**

**W.C.**

**Lounge**

16' 2" x 11' 8" (4.92m x 3.55m)

**Kitchen diner**

27' 2" x 10' 0" (8.27m x 3.05m)

**Annex living room**

11' 10" x 7' 1" (3.60m x 2.16m)

**Bedroom 5**

8' 2" x 6' 7" (2.49m x 2.01m)

**Annex Kitchen**

9' 3" x 8' 3" (2.82m x 2.51m)

**Annex Shower Room**

6' 3" x 4' 6" (1.90m x 1.37m)

**Master Bedroom**

12' 8" x 11' 3" (3.86m x 3.43m)

**En-suite**

8' 0" x 4' 3" (2.44m x 1.29m)

**Bedroom 2**

12' 10" x 9' 9" (3.91m x 2.97m)

**Bedroom 3**

9' 8" x 8' 8" (2.94m x 2.64m)

**En-suite**

8' 0" x 4' 3" (2.43m x 1.29m)

**Bedroom 4**

9' 3" x 8' 0" (2.81m x 2.43m)

**Bathroom**

6' 10" x 6' 1" (2.08m x 1.85m)

**EPC Rating:** D

**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.



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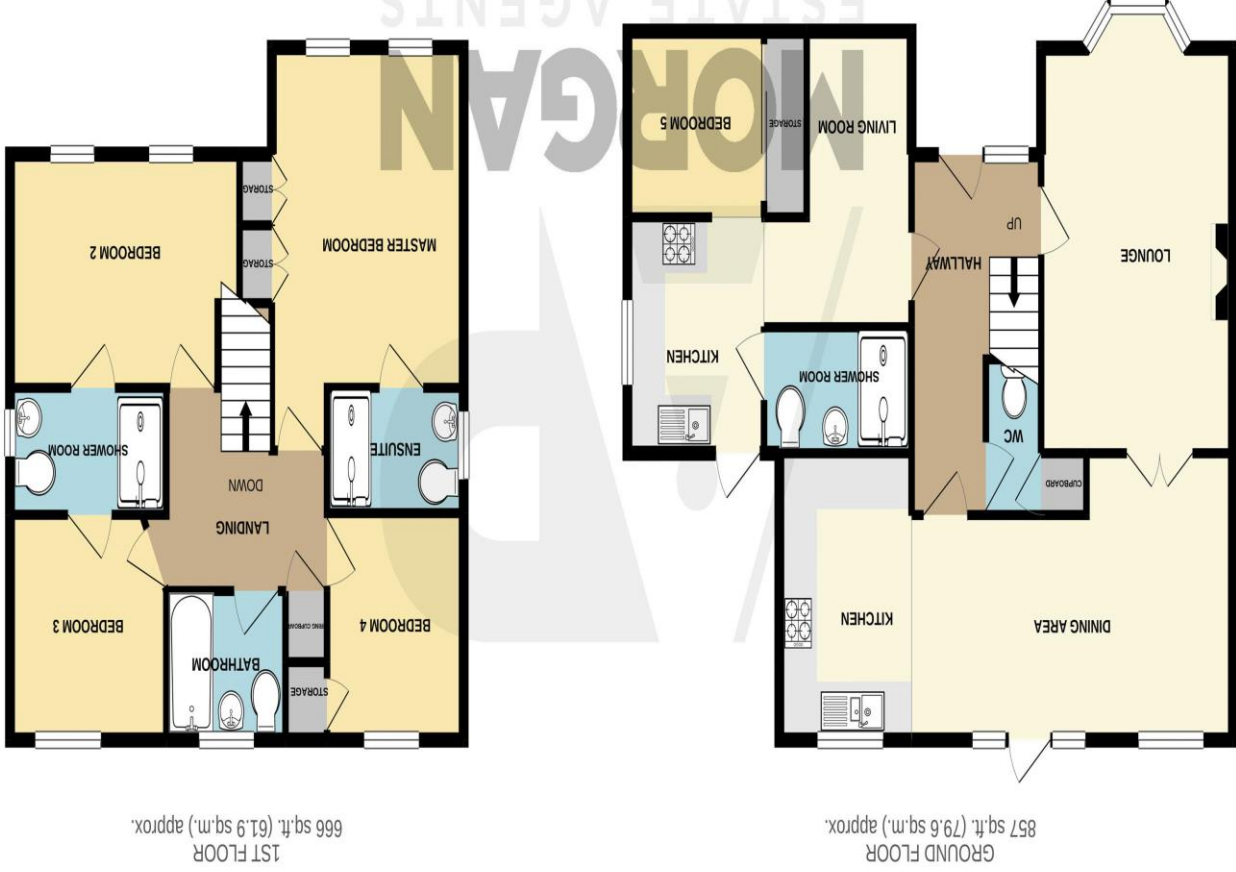
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TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.

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