

AP MORGAN



Hither Green Lane, Redditch
Offers in Excess of £595,000

Features:

- Beautifully presented detached home
- Views over the local golf course
- Open plan kitchen/diner
- Spacious lounge
- Four bedrooms
- Landscaped rear garden
- Driveway with ample off-road parking and double garage

Description:

A beautifully presented, detached family home boasting four bedrooms, located within the desirable area of executive styled homes surrounded by the four-star Abbey Hotel and golf course, in the sought-after area of Bordesley, Redditch. The ground floor accommodation comprises: Entrance hallway, fitted kitchen with integrated appliances (fridge, induction hob, oven, steam oven, warming drawer, microwave, 4 in 1 boiling tap, sink and dishwasher), the dining area with bi-folding doors out to the rear patio, separate utility room with a sink and space for freestanding appliances, guest WC/cloakroom, and the spacious lounge with a feature bay window and gas fireplace. The ground floor also benefits from access to the integral double garage with a further integrated fridge. The first-floor landing establishes: Master bedroom with built-in wardrobes along with a modern en-suite shower room, double bedroom two with a built-in wardrobe and a view to the rear, double bedrooms three and four, and the family bathroom providing a bath with overhead shower, sink and WC. Furthermore, the property benefits from underfloor heating throughout the hallway, kitchen/diner, utility, guest WC, family bathroom and en-suite, a boarded loft space, double glazed windows, and has been modernised throughout. To the rear is a beautifully landscaped, expansive garden, with an initial patio area perfect for garden furniture leading to a well-maintained lawn with views to the local Golf Course. To the front of the property is a private block paved driveway with ample off-road parking along with access to the double garage. Well placed within the Abbey Park District, situated to the north of Redditch, the area has a semi-rural feel. The area benefits from the local school coach stopping on the joining of Hither Green Lane and Dagnell End Road. Redditch Town Centre is a short ride away boasting an assortment of amenities such as shops, restaurants, and cinema, along with the local bus and train stations.



Details:

Entrance Hallway

Kitchen/Diner

10' 9" x 28' 1" (3.27m x 8.55m)

Lounge

17' 3" x 12' 5" (5.25m x 3.78m) Max

Utility Room

7' 4" x 7' 6" (2.23m x 2.28m)

Guest WC

Master Bedroom with En-Suite

15' 0" x 12' 0" (4.57m x 3.65m)

Bedroom Two

11' 4" x 11' 9" (3.45m x 3.58m)

Bedroom Three

10' 9" x 8' 4" (3.27m x 2.54m)

Bedroom Four

8' 1" x 8' 2" (2.46m x 2.49m)

Family Bathroom

8' 1" x 7' 0" (2.46m x 2.13m)

Double Garage

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: (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

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.

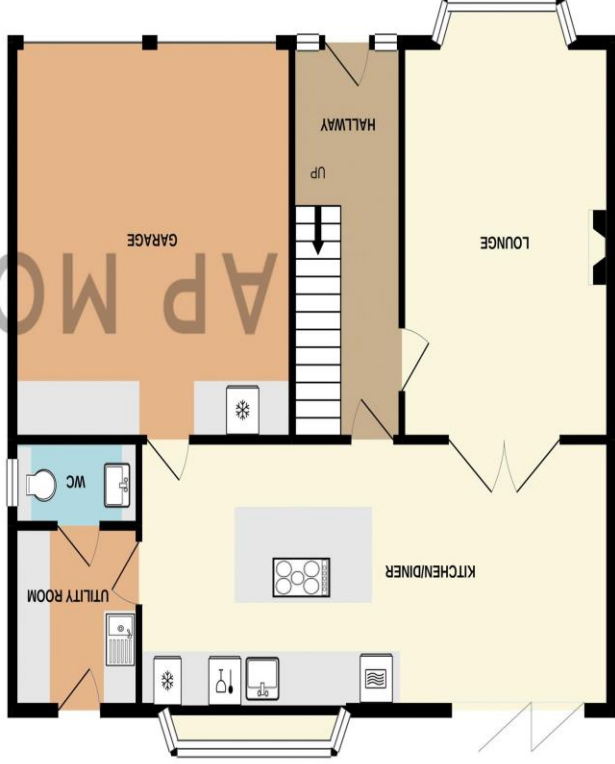
Need a solicitor?

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.

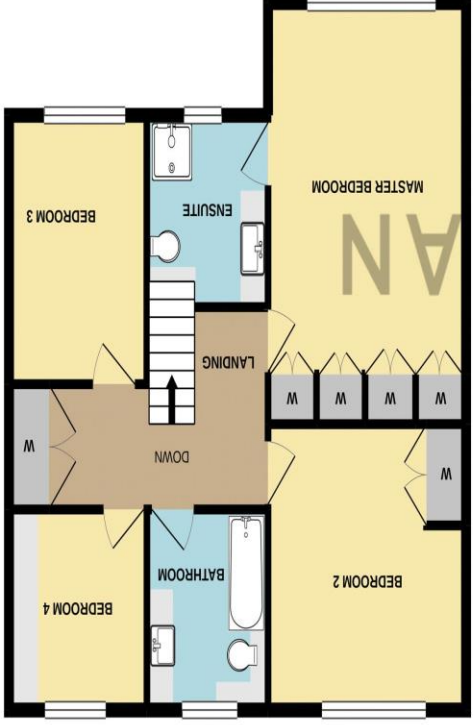
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.
Made with Metropix ©2021

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.