

AP MORGAN



Hither Green Lane, Redditch
Offers in Excess of £500,000

Features:

- Detached family home
- Four bedrooms
- Fitted kitchen and separate utility room
- Dining room
- Living room with feature fireplace
- Mature rear garden
- Private driveway and double garage
- EPC - D

Description:

A detached family home boasting four bedrooms, an ideal living space and a double garage, situated in the sought-after area of Bordesley, Redditch. The ground floor accommodation comprises: Entrance hallway, fitted kitchen providing an integrated gas hob, electric oven, dishwasher and fridge, breakfast room, utility room with a sink, space for freestanding appliances and access to the rear garden, dining room with double doors opening onto the expansive living room, benefitting from a feature fireplace, dual aspect windows, and double doors opening to the rear. The ground floor further benefits from a handy guest WC and access to the integral double garage. The first-floor landing establishes: Master bedroom benefitting from built-in wardrobes, along with an en-suite shower room, double bedroom two with built-in wardrobes, bedrooms three and four with built-in wardrobes and a view to the rear garden, and finally the family bathroom. To the rear is an expansive garden, with an initial patio area, a decked area, a well-maintained lawn bordered with mature shrubs, a potting shed adjacent to the property and gated access to the front. To the front of the property is a private driveway providing ample off-road parking, access to the integral double garage, and a well-maintained front lawn. Furthermore, the property benefits from double glazed windows, loft storage space from the first floor landing, and a loft storage space from 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

14' 3" x 7' 9" (4.34m x 2.36m)

Breakfast Room

7' 7" x 7' 8" (2.31m x 2.34m)

Utility Room

5' 7" x 7' 8" (1.70m x 2.34m)

Dining Room

10' 3" x 9' 3" (3.12m x 2.82m)

Living Room

21' 2" x 11' 8" (6.45m x 3.55m)

Master Bedroom with En-suite

15' 4" x 12' 8" (4.67m x 3.86m)

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Bedroom Three

7' 8" x 11' 9" (2.34m x 3.58m)

Bedroom Four

11' 1" x 8' 4" (3.38m x 2.54m)

Family Bathroom

5' 5" x 8' 9" (1.65m x 2.66m)

Double Garage

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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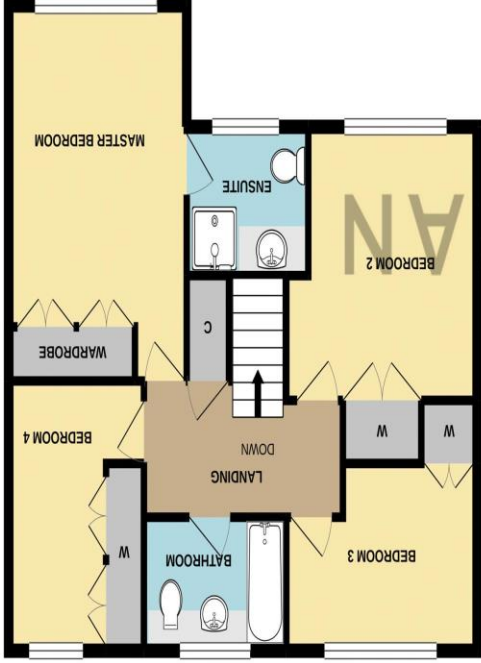
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GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 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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