

**AP MORGAN**



**Lily Green Lane, Redditch**  
Offers in Excess of £365,000



**Features:**

- Detached family home
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Fitted kitchen/diner and separate utility room
- Spacious lounge and conservatory
- Well maintained rear garden
- Driveway and detached garage
- EPC - C

**Description:**

A striking, three storey detached home, boasting four double bedrooms and an ideal family living space, well situated in the popular district of Brockhill. The ground floor accommodation comprises: Entrance porch and hallway, guest WC/cloakroom, a spacious lounge with a feature electric fireplace, conservatory with sky light windows and sliding doors leading to the rear garden, fitted kitchen/diner providing space for freestanding appliances, and a separate utility room with space for appliances and a handy storage cupboard. The first-floor landing establishes: Master bedroom benefitting from built in wardrobes, along with an en-suite shower room, double bedroom four, and the family bathroom. The second-floor homes double bedrooms two and three, both benefitting from dual aspect windows and cupboard space. To the rear is a pleasant garden with a well-maintained lawn area along with a patio area perfect for garden furniture, there is also access to the detached garage. To the front of the property is a private driveway providing off-road parking, along with access to the detached garage. Well placed in a sought-after residential area of Brockhill, there is easy access into Redditch Town Centre boasting an assortment of amenities including shops, cinema, bars, and restaurants along with the local bus and train stations.





**Details:**

**Kitchen/Diner**

16' 3" x 9' 5" (4.95m x 2.87m)

**Utility Room**

**Lounge**

16' 6" x 10' 3" (5.03m x 3.12m)

**Conservatory**

12' 8" x 18' 0" (3.86m x 5.48m)

**WC/Cloakroom**

**Master Bedroom with En-suite**

16' 5" x 10' 5" (5.00m x 3.17m)

**Bedroom Two**

16' 5" x 13' 7" (5.00m x 4.14m)

**Bedroom Three**

16' 5" x 10' 5" (5.00m x 3.17m)

**Bedroom Four**

9' 5" x 9' 4" (2.87m x 2.84m)

**Family Bathroom**

6' 7" x 7' 4" (2.01m x 2.23m)

**EPC Rating: C**

**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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Need a mortgage?

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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.

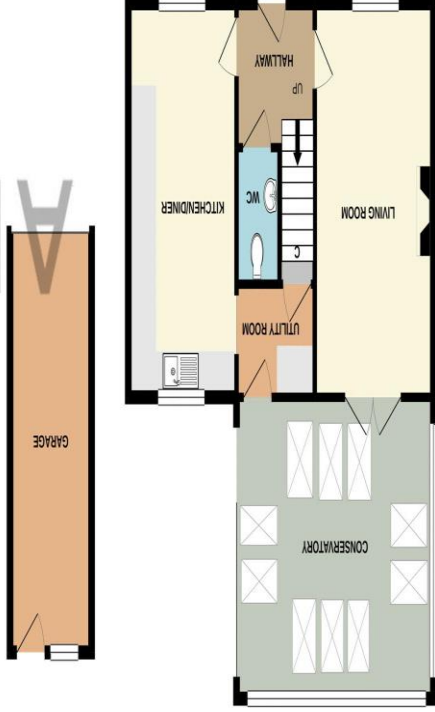
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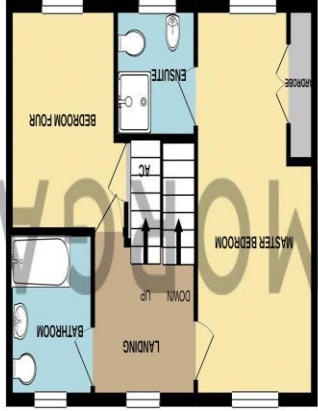
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GROUND FLOOR  
791 sq.ft (73.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft (41.6 sq.m.) approx.

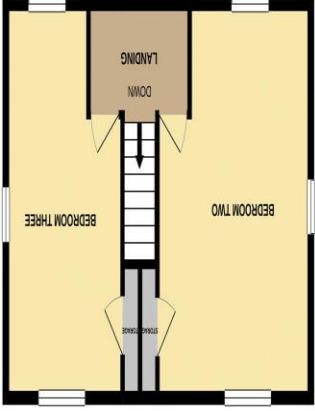


TOTAL FLOOR AREA : 1686 sq.ft (156.6 sq.m.) approx.

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2ND FLOOR  
447 sq.ft (41.6 sq.m.) approx.



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