



**Longhope Close, Redditch**  
Offers in Excess of £380,000



### Features:

- Character property surrounded by gardens
- Three excellent bedrooms
- 26ft lounge with log burner
- 2018 addition of Kitchen/diner family space
- Ground floor shower room, house bathroom. Utility
- 3 car gated parking, timber garage
- Desirable location in small cul-de-sac
- EPC rating

### Description:

Occupying a rather private location on the edge of Far Moor Lane. This rather charming three bedroom detached home has been TRANSFORMED INTERNALLY and VASTLY EXTENDED, to provide a most unique interior which will not fail to impress. The property sits centrally within its plot, being surrounded by pleasant gardens on four sides beyond its gated driveway, and as you approach the frontage, you get a Victorian garden feel as you meander towards the entrance. The impressive layout is as follows: Canopied entrance with character door and side trellising. Spacious entrance hallway, with feature floor running through to a 26ft wide lounge, having triple aspect windows, French doors and log burning stove to fireplace. A door at the end of the hall gives access to a modern utility room with two storage cupboards, window to side, work surface with connections for appliances beneath and access to a ground floor shower room. This is fitted out with a corner shower enclosure, table top sink with lit mirror over. You then leave the original ground floor layout and enter a truly stunning Kitchen/diner, family space, encased in a vaulted ceiling extension. There are four skylight windows to the ceiling, also featuring suspended lighting, a focal island unit containing ample storage and two freezers. A double sinks sit under the window between the wood work surfaces, the units also feature two integrated fridges, a dishwasher, corner carousel and pull out storage. Ample seating and dining space look out through French doors onto the lawn. (the range style oven and the log burning stove to this room, are subject to separate negotiation). Stairs rise to the first floor landing where you are faced with wooden doors and frames and a loft access hatch. This floor is given over to a main bedroom with a wall of fitted wardrobes, a further double bedroom, a larger than average single bedroom three and a rather striking family bathroom recently modernised which contains a free standing roll top bath, table top sink and feature beam to ceiling. OUTSIDE: There is lawn to the left of the property screened by hedging, this leads round through a timber arch to the rear garden area, inset with a base for a hot tub, room for drying, side gate and replaced fencing. The garden opens out to the right of the property, where you will look across a lawn with a central pond and beyond towards the two sheds and green house. This area gives a real feel for being remote, even though the location is within reach of local amenities, supermarkets and great road transport links for the M42/M40 junctions. OTHER BENEFITS INCLUDE: Modern central heating system, replaced double glazing, timber framed detached garage, gated gravel driveway with room for 3 cars. Please note (the hot tub is available at additional cost). EARLY VIEWING HIGHLY RECOMMENDED TO SECURE THIS REMARKABLE PROPERTY.





## Details:

### Entrance Hallway

### Lounge

26' 4" w x 11' 0" both max (8.02m x 3.35m)

### Kitchen//diner/family space

24' 7" x 15' 3" both max (7.49m x 4.64m)

### Utility Room

8' 7" x 5' 0" min (2.61m x 1.52m)

### Ground floor shower room

### Stairs rise to first floor landing

### Bedroom 1

14' 0" max x 9' 2" to wardrobes (4.26m x 2.79m)

### Bedroom 2

12' 0" x 9' 7" (3.65m x 2.92m)

### Bedroom 3

10' 7" x 6' 5" (3.22m x 1.95m)

### House Bathroom

11' 6" into slope x 8' 8" (3.50m x 2.64m)

### Timber garage

### EPC Rating:

**Council Tax Band:** (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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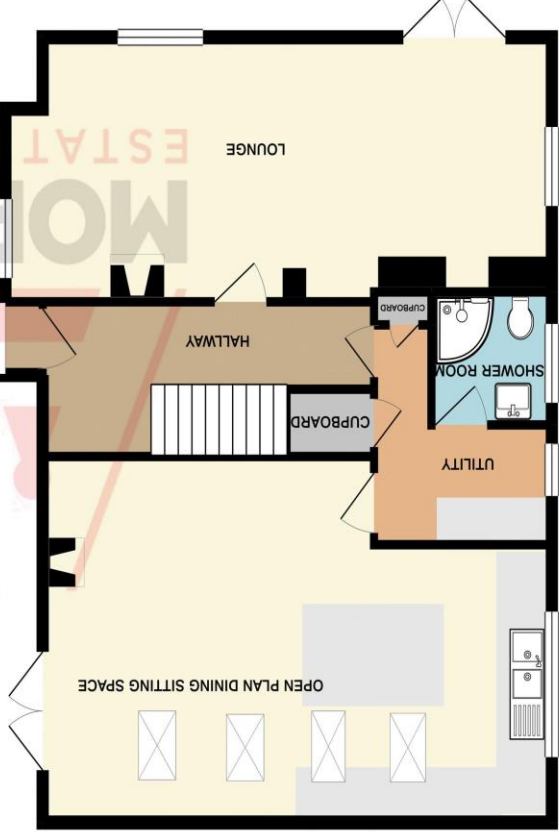
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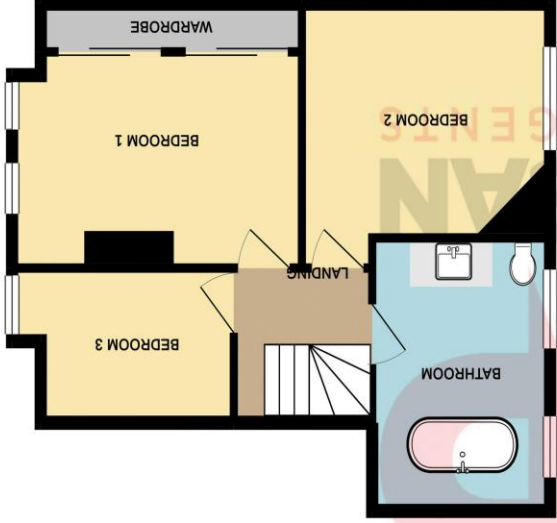
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GROUND FLOOR 822 sq. ft. ( 76.4 sq. m. )



1ST FLOOR 475 sq. ft. ( 44.1 sq. m. )



TOTAL FLOOR AREA : 1298 sq. ft. ( 120.5 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.  
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