

AP MORGAN



Brooklands Lane, Redditch, Worcestershire
£1,800 per month

Features:

- Available now
- Character barn conversion
- Desirable location
- Four bedrooms
- Lounge & Dining/Family room
- Family Bathroom & Two en-suites
- Conservatory
- Rear/front gardens & two driveways

Description:

Available now is this characterful barn conversion, nestled in a prime semi-rural location on the former grounds of the old papermill, with access to Forge Mill and Arrow Valley Park. This unique home offers a private dwelling in an idyllic part of Redditch.

The property briefly comprises an entrance hall, a cloakroom/utility with electrics and space for a washing machine, an airing cupboard, and a ground floor bedroom with dual aspect windows and an en-suite W/C. The dual aspect fitted kitchen includes wall and base units, an inset sink with drainer, space for an integrated appliance, and a large double oven with extractor hood over.

A spacious lounge features double doors opening into a wood-panelled conservatory with further access to the rear garden. There is also a family bathroom offering a large bath with shower over, W/C, and wash basin, and a versatile dining/family room with stairs rising to the first-floor landing.

Upstairs, the first-floor landing leads to a master bedroom with large Velux windows, a porthole-style side window, an en-suite shower room, and built-in eaves storage. There are also two further double bedrooms, both with storage cupboards.

The low-maintenance rear garden is laid to a large paved patio with ample space for garden furniture. It enjoys sun for most of the day and is bordered by fencing with a gate providing side access. To the front, a well-maintained lawn extends to the side of the property, and a tarmacked



driveway offers parking for two cars. A separate driveway opposite provides further parking in front of the garage (not included in the rental).

Brooklands is a private road, boasting key access to a private gate that leads to Arrow Valley Park. The property offers a rich sense of history and occupies a private setting, with access from the main road via a country lane. It is ideally placed for local parks, countryside walks, and is just a short distance from Redditch town centre, which offers a wide range of amenities and excellent access to major road links and public transport.

Details:

Entrance Hall

Lounge 5.74 x 4.06

Dining/Family Room 4.4 x 3.53

Kitchen 3.5 x 5.87

Family Bathroom 2.2 x 2.03

Master Bedroom 6.2 x 3.28

En-suite

Bedroom Two 3.68 x 2.46

Bedroom Three 3.53 x 2.51

Bedroom Four 2.87 x 2.95

EPC Rating: E

Council Tax Band: E (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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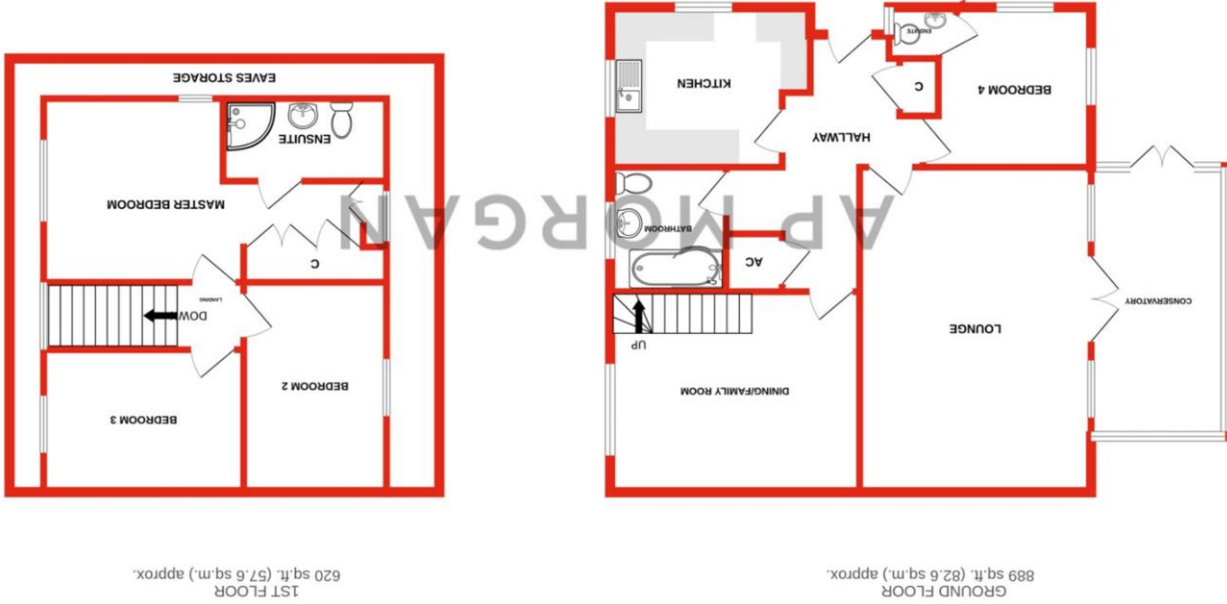
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