

AP MORGAN



Hither Green Lane, Redditch,
Offers in excess of £600,000

Features:

- Executive detached home
- Open plan fitted kitchen/dining room
- Generous lounge with feature fire and rear views
- Master bedroom with en-suite
- Three further bedrooms
- Utility room and guest WC
- Landscaped garden
- Private driveway and double garage

Description:

An immaculately presented detached family home, boasting four well-proportioned bedrooms, an open plan ground floor living space, and a generous double garage. This property is positioned in the highly sought-after residential area of Bordesley, Redditch.

To the front of the property is a private block-paved driveway providing ample off-road parking space, a well-maintained front garden, along with access to the integral double garage, and side gate access through to the rear garden.

The ground floor accommodation comprises: Entrance hallway with guest WC and stairs rising to the first-floor landing, expansive lounge with a feature fireplace and views to the rear garden, open-plan contemporary fitted kitchen/diner with integrated electric hob, dishwasher, and double oven, along with space for a freestanding fridge/freezer, and the separate utility room with space for appliances and access to the double garage.

The first-floor landing establishes: Master bedroom with fitted wardrobes and a modern en-suite shower room, double bedroom two with fitted wardrobes and a view to the rear, double bedroom three, well-proportioned bedroom four with fitted wardrobes (currently used as a dressing room) and the family bathroom, providing a p-shaped bath with overhead shower, wash basin and WC.

To the rear is a beautifully maintained and landscaped garden with an initial paved patio perfect for garden furniture, then laid to a well-maintained lawn with planted borders and fenced boundaries.



Well placed within the Abbey Park District, situated to the north of Redditch, the area has a semi-rural feel. Redditch Town Centre is 2.4 mile away boasting an assortment of amenities such as shops, restaurants, and cinema, along with the local bus and railway stations. The property is conveniently placed for access to national motorway networks M5 and M42.

Details:

Entrance Porch and Hallway

Kitchen 14'8" x 8'4" (4.47m x 2.54m)

Dining Room 11'7" x 8'4" (3.53m x 2.54m)

Lounge 12'9" x 16'2" (3.89m x 4.93m)

Utility Room 10'9" x 7'3" (3.28m x 2.2m)

Bedroom One 10'2" x 13'7" (3.1m x 4.14m)

En-Suite 6'4" x 7'8" (1.93m x 2.34m)

Bedroom Two 10'2" x 11'1" (3.1m x 3.38m)

Bedroom Three 13'2" x 9'1" (4.01m x 2.77m)

Bedroom Four 7'4" x 8' (2.24m x 2.44m)

Family Bathroom 7'3" x 7'1" (2.2m x 2.16m)

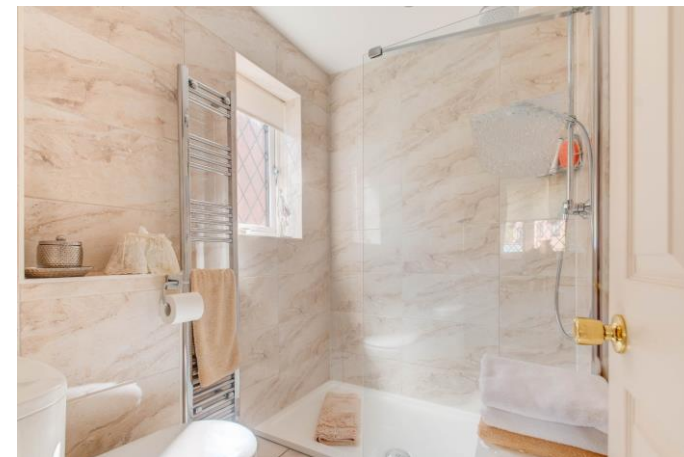
Double Garage

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 406 956.



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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.

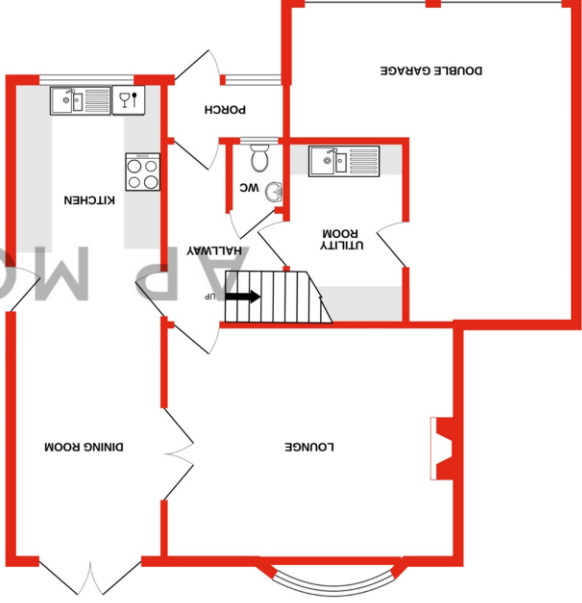
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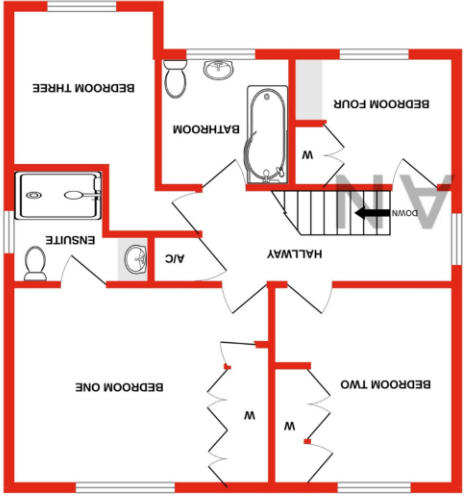
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GROUND FLOOR



1ST FLOOR



While 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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