

AP MORGAN



Hither Green Lane, Redditch,
Offers in excess of £799,995

Features:

- Immaculate detached executive home
- Impressive, fitted kitchen/family room
- Feature living room and two further reception rooms
- Master bedroom suite with dressing room and en-suite bathroom
- Three further bedrooms
- Beautifully landscaped rear garden
- Private block-paved driveway and integral double garage
- EPC Rating: TBC

Description:

An immaculately presented detached executive home, boasting four bedrooms, an impressive kitchen/family room, three further reception rooms and an integral double garage. This property is well positioned on a very highly sought-after residential development within Bordesley, Redditch.



Inside, the ground floor accommodation includes: An inviting reception hallway with stairs rising to the first-floor landing and a handy understairs storage cupboard and guest WC, living room benefitting from a feature exposed brick fireplace and inset open fire, along with bi-folding doors to the rear garden, second reception room (currently used as a play room), formal dining room, and the impressive fitted kitchen/family room benefitting from integrated appliances (ovens, dishwasher, induction hob and sink), along with a modern family area with glazed roof and French Doors opening to the rear garden. The ground floor is complete with a separate utility room with space for freestanding appliances and an integral door to the double garage.



The first-floor landing establishes: Master bedroom suite with fitted wardrobes, a dressing room and en-suite bathroom with a feature corner bath, separate walk-in shower, two wash basins and WC, double bedroom two with en-suite shower room, bedroom three and four with space for wardrobes, and the family bathroom, providing a bath with overhead shower, wash basin and WC.

Outside to the rear, a beautifully landscaped garden with an initial paved patio perfect for entertaining and outdoor dining, along with a well-maintained lawn with planted borders. To the front of the property is a private block-paved driveway providing ample off-road parking, a beautifully maintained front garden, along with access to 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 railway stations. The property is conveniently placed for access to national motorway networks M5 and M42.

Details:

Entrance Hall

Living Room 19'3" x 18'2" (5.87m x 5.54m)

Dining Room 10'9" x 11'6" (3.28m x 3.5m)

Reception Room 13'4" x 10'2" (4.06m x 3.1m)

Kitchen/Family Room 21'8" x 22' (6.6m x 6.7m)

Utility Room 10'3" x 5'1" (3.12m x 1.55m)

First Floor Landing

Master Bedroom 14'4" x 13'10" (4.37m x 4.22m)

En-Suite Bathroom 12'4" x 11'6" (3.76m x 3.5m)

Dressing Room 13'5" x 11'4" (4.1m x 3.45m)

Bedroom Two 14'3" x 18'6" (4.34m x 5.64m)

En-Suite 7' x 6'1" (2.13m x 1.85m)

Bedroom Three 12'5" x 11'7" (3.78m x 3.53m)

Bedroom Four 10'6" x 11'4" (3.2m x 3.45m)

Bathroom 7'6" x 8'3" (2.29m x 2.51m)

EPC Rating: To be confirmed

Council Tax Band: G (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.

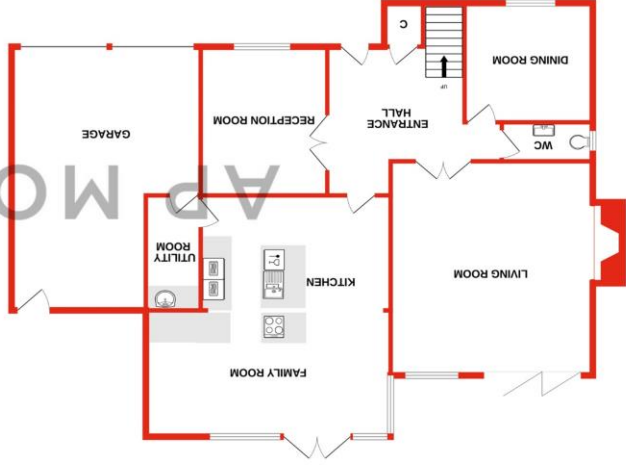
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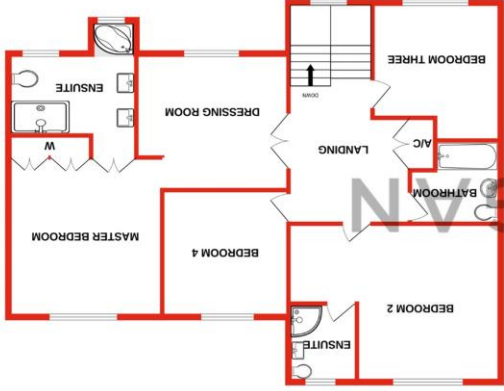
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GROUND FLOOR (155.2 sq.m.) approx.



1ST FLOOR (117.0 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 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. Made with Metropix ©2023

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