

AP MORGAN



Hither Green Lane, Bordesley, Redditch
Offers in excess of £650,000

Features:

- Particularly well-presented detached family home
- Situated within an exclusive development
- Five bedrooms
- Two bathrooms
- Generous front and rear gardens
- Fabulous views across the English countryside
- Good-size private driveway with an accompanying double garage
- EPC - D

Description:

*** LAND ADJACENT TO THIS PROPERTY IS PROTECTED BY SSSI ***

particularly well-presented detached family home, boasting five-bedrooms, three sizeable reception rooms, and a detached double garage. This property is beautifully positioned on a substantial corner plot, on a quiet cul-de-sac in the highly sought-after and exclusive development, set within Bordesley, Redditch.

On the approach: a block-paved, private driveway providing ample off-road parking space for several vehicles, with an accompanying detached double garage that can accommodate a further two vehicles, as well as making an ideal workshop. A patio footpath leads past a good-size front lawn with mature shrubbery borders onto an inset porch.

Inside, the ground floor accommodation comprises: An entrance hallway with a guest WC, spacious reception room one with a lovely gas coal feature fireplace, a large window to the front allowing natural light to flood in, as well as double doors opening to the beautiful rear gardens. A second well-sized reception room also offers lovely views and access to the rear garden. A nicely fitted family kitchen provides integrated appliances (induction hob (Neff), oven and dishwasher) as well as space for additional appliances in the connecting utility room. The third reception room is currently used as a formal dining room, but could easily be used as a home office, along with the garden room/conservatory, both of which providing countryside (Nature Reserve) views.

The first floor lends itself to five bedrooms and two bathrooms. The master bedroom offers useful built-in storage as well as boasting an en-suite with a walk-in shower, washbasin, and WC. Bedrooms two, three, and four offer space for a double bed as well as wardrobes, and a family bathroom provides a bath with an overhead shower, washbasin, and WC. Lastly on the landing is a useful built-in storage/airing cupboard.

Externally and to the rear of the property are beautifully landscaped gardens, and views of the countryside (Nature Reserve) offering the chance to see frolicking deer, lake and golf course in and past the



woodland's opposite, all can be enjoyed with the peaceful sounds of nature.

Hither Green Lane is within the Abbey Park District, situated to the north of Redditch, and was built on an executive-style estate surrounding the golf course and the four-star Abbey Hotel. The area has a semi-rural feel and many homes benefit from great views across the fairway. Redditch town centre is approximately one mile away with all its amenities on offer. Solihull is a short drive through the lanes making the area great for commuters.

Details:

Reception One 19'5" x 12'9" (5.92m x 3.89m)

Reception Two 10' x 13'8" (3.05m x 4.17m)

Reception Three 10'7" x 9'1" (3.23m x 2.77m)

Kitchen 13'2" x 10'3" (4.01m x 3.12m)

Conservatory 15'2" x 10'1" (4.62m x 3.07m)

Master Bedroom 15'8" x 11'4" (4.78m x 3.45m)

Bedroom Two 11'6" x 10'2" (3.5m x 3.1m)

Bedroom Three 11'6" x 8'1" (3.5m x 2.46m)

Bedroom Four 10'8" x 9'3" (3.25m x 2.82m)

Bedroom Five 6'9" x 9'5" (2.06m x 2.87m)

Family Bathroom 6'9" x 8'2" (2.06m x 2.5m)

En-suite 5' x 10'9" (1.52m x 3.28m)

Guest WC 5'8" x 3'2" (1.73m x 0.97m)

Utility 5'7" x 6'8" (1.7m x 2.03m)

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?

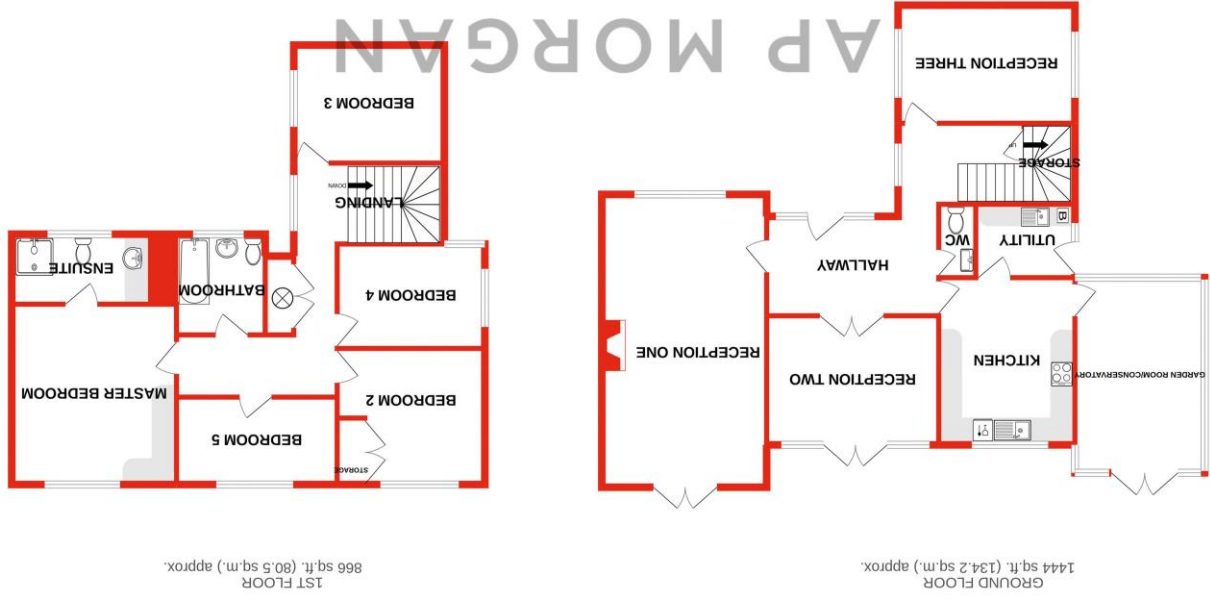
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GROUND FLOOR
1444 sq. ft. (134.2 sq.m.) approx.

1ST FLOOR
866 sq. ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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.
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