

AP MORGAN



Bouts Lane, Holberrow Green, Redditch
Offers in the region of £760,000

Features:

- Substantial detached family home
- Approximately 1 acre of land
- Spacious living accommodation
- Four bedrooms, two bathrooms
- Lounge with feature fireplace
- Private driveway with double garage
- Highly sought-after rural location
- EPC - D

Description:

This four-bed, well-presented detached family home situated in the highly sought-after rural location of Holberron Green, Worcestershire: set within approximately one acre of land, offering four bedrooms, two bathrooms, and spacious living accommodation.

Set back from the roadside on a quiet road, this property boasts fabulous curb appeal. Gates on either side allow access for several vehicles onto a good-size private driveway with an accompanying double garage also. An entrance porch opens onto a hallway that leads onto a spacious lounge with a feature fireplace, a well-proportioned second reception with a large sliding door onto the rear gardens and patio area, and a dining area with parquet flooring makes the most of views onto the rear via a large sliding glass door. A kitchen/diner offers plenty of countertop space for meal preparation, as well as space for modern kitchen appliances (100cm range, dishwasher, and fridge freezer) and further appliance space is available in the connecting utility that also benefits from having a separate guest WC. Lastly on the ground floor is a garden room/conservatory which allows access onto the rear gardens via double doors.

The first floor lends itself to four bedrooms. A master bedroom boasts its own en suite providing (walk-in shower, a beautiful freestanding bath, washbasin, and WC). Double bedrooms two and three provide built-in storage, and bedroom four is a good size that also benefits from built-in storage. Lastly on the first floor is a family bathroom providing a walk-in shower unit, washbasin, and WC.

This property occupies a generous plot and offers approximately one acre of land, the mature gardens are mainly laid to lawn, with attractive planting areas lending themselves to attractive trees and shrubbery. In addition to the fabulous gardens are separate outbuildings; a games room/office (23.6 ft x 19.7 ft approximately), workshop (16.9 ft x 12.8 ft approximately), and double garage (16.8 ft x 16.4 ft approximately).

Set within the highly desirable location of Holberron Green, Worcestershire, this property benefits from being placed in an idyllic setting, as well as having amenities, highly regarded schools, and excellent transport links nearby.



Details:

Porch 4'8" x 8'7" (1.42m x 2.62m)

Hallway 12'2" x 9'6" (3.7m x 2.9m)

Lounge 15'4" x 11'9" (4.67m x 3.58m)

Reception 9'9" x 11'9" (2.97m x 3.58m)

Dining area 9'4" x 10'3" (2.84m x 3.12m)

Kitchen/Diner 15'4" x 15'4" (4.67m x 4.67m)

Utility area 11'2" x 6' (3.4m x 1.83m)

Guest WC 3'1" x 5'7" (0.94m x 1.7m)

Master Bedroom 11'9" x 15'4" (3.58m x 4.67m)

Bedroom Two 12'9" x 9'3" (3.89m x 2.82m)

Bedroom Three 9'6" x 12'2" (2.9m x 3.7m)

Bedroom Four 11'5" x 6'8" (3.48m x 2.03m)

Bathroom 8' x 8'4" (2.44m x 2.54m)

En suite 8'9" x 9'2" (2.67m x 2.8m)

Double Garage 16'4" x 16'4" (4.98m x 4.98m)

Workshop 12'8" x 16'9" (3.86m x 5.1m)

Games Room/Office 23'6" x 19'7" (7.16m x 5.97m)

EPC Rating: To be confirmed

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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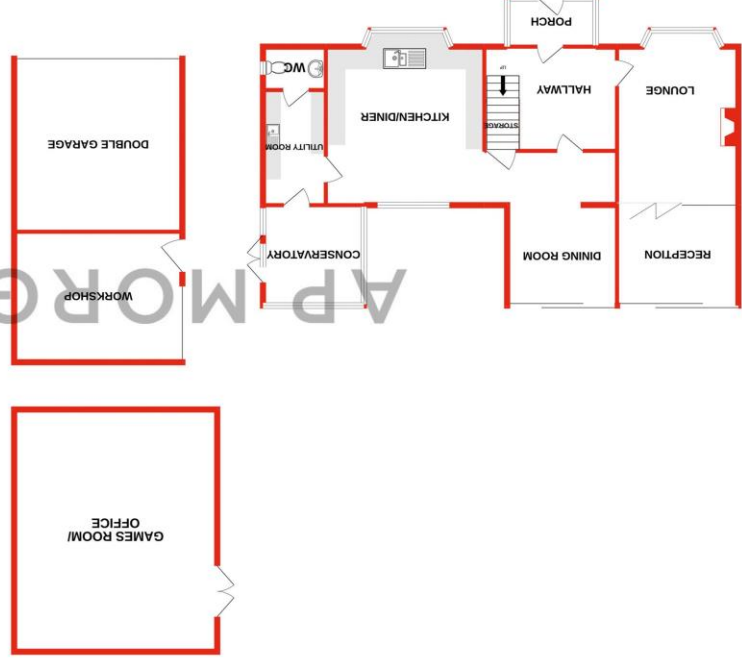
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

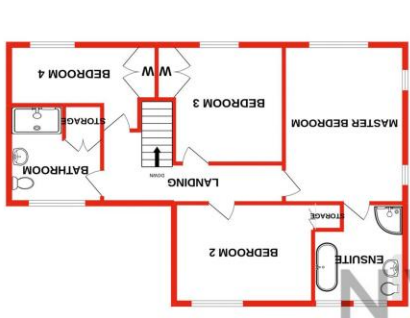
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GROUND FLOOR
2020 sq.ft. (187.7 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.

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 operation or efficiency can be given.
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