

AP MORGAN



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

Features:

- Well extended, executive, detached family home
- Sought after location within grounds of Abbey Golf course
- Five double bedrooms, three en-suites & family bathroom
- Generous lounge with feature inglenook fireplace
- Formal dining room & kitchen/breakfast room
- Utility room, ground floor W/C & study
- Well-presented private aspect rear garden
- Larger than average block paved drive & double garage

Description:

A thoughtfully extended, five double bedroom detached family residence; situated within a highly regarded residential development within the grounds of Abbey Golf course and surrounding countryside of Bordesley.

The attractive front aspect of the property is set back from the road via a generous block paved driveway providing parking for multiple cars and access to a large double garage fitted with electrical sockets and lighting.

Once inside the welcoming interior is briefly laid as follows: Reception Hall having stairs rising up to the first-floor landing; ground floor guest W/C; study, spacious lounge featuring a large inglenook fireplace with coal effect gas fire, large formal dining room, a stylish fitted kitchen/breakfast room offering an array of fitted wall and base units with solid oak doors, granite worktops, boiling water tap, space for a range style cooker and a separate utility room.

Rising upstairs the first floor gallery landing has doors radiating off to: Master bedroom with fitted wardrobes and en-suite shower room, an additional four double bedrooms with bedrooms two and three having en-suites, and a large family bathroom suite having walk in shower and roll top bathtub.

Outside, to the rear of the property, offers a well-presented and private aspect garden, providing initial paved patio seating area, manicured lawn with mature planted borders, and side access to the frontage.

Residing in one of the most sought-after locations of Bordesley, situated between Alvechurch and Redditch; the property offers the best of both rural and urban living with nearby open countryside; yet ideally situated for local amenities, schooling, shops, nearby Abbey Hotel, transport links to Redditch Town Centre and Birmingham City centre and ease of access to the M5/M42 for travel further afield.



Details:

Entrance Hall

Guest W/C

Lounge 21'10" x 11'8" (6.65m x 3.56m) Min excluding inglenook fireplace

Dining Room 20'3" x 9'4" (6.17m x 2.84m)

Kitchen/Breakfast Room 18'9" x 16'6" (5.72m x 5.03m) Both max

Utility Room 5'8" x 7'8" (1.73m x 2.34m)

Study 8' x 7'8" (2.44m x 2.34m)

Double Garage 17'5" x 16'10" (5.3m x 5.13m)

First Floor Landing

Master Bedroom 16'2" x 24'6" (4.93m x 7.47m) Both max inc wardrobes

En-suite 6'1" x 9'8" (1.85m x 2.95m)

Bedroom Two 14' x 10'6" (4.27m x 3.2m)

En-suite 4'10" x 9'7" (1.47m x 2.92m) Both max

Bedroom Three 19' x 11' (5.8m x 3.35m) Both max

Bedroom Four 10' x 14' (3.05m x 4.27m) Max inc wardrobes

Bedroom Five 11'5" x 8' (3.48m x 2.44m)

Family Bathroom 17' x 6'10" (5.18m x 2.08m)

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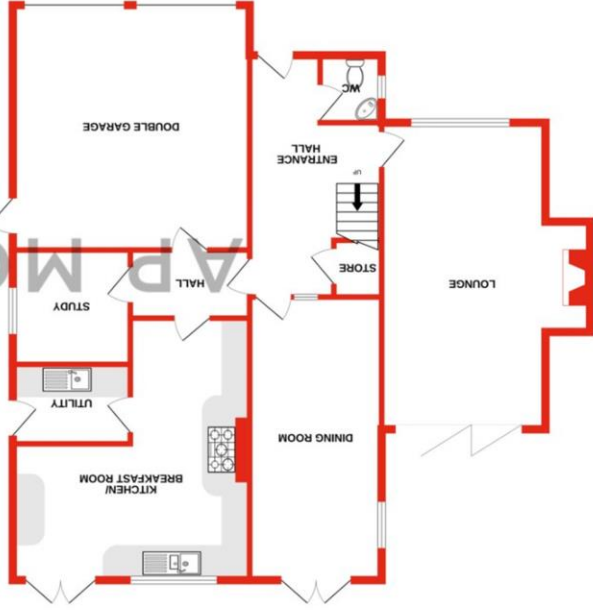
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

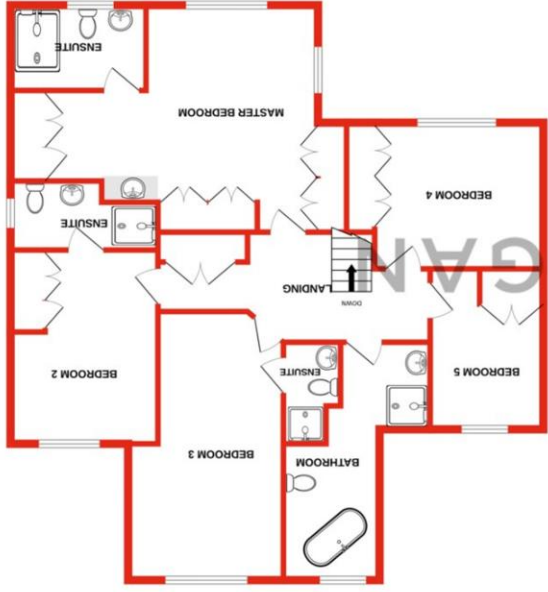
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Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR (121.5 sq.m.) approx.



1ST FLOOR (1209 sq.ft. (112.3 sq.m.) approx.

TOTAL FLOOR AREA : 2517 sq.ft. (233.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. 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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