

AP MORGAN



Icknield Street, Beoley, Redditch
Asking Price £900,000

Features:

- Set within a generous plot bordered by open countryside
- Approached via a private gated driveway
- Six well-proportioned bedrooms
- Large kitchen/breakfast room
- Living room with fireplace, and sitting room
- A charming viewing tower
- Circa 4 Acres of space ideal for landscaping, gardens, or equestrian use
- Roughly 15.7 miles from Birmingham Airport, 5.4 miles from M42, 112 miles from London

Description:

Set within approximately four acres of private grounds and established woodland, and bordered by open countryside, this substantial detached residence presents a rare opportunity to secure a truly versatile home with exceptional potential. Approached via a sweeping private driveway and framed by mature trees, landscaped greenery, and natural wildlife, the property enjoys a peaceful rural environment while remaining conveniently placed for local amenities and major transport connections.

Despite its idyllic seclusion, the location offers excellent accessibility — within easy reach of Birmingham, fast rail services to London, and convenient road access to motorway networks and Birmingham Airport, making it an ideal retreat for commuters, home-based professionals, or those seeking a perfect balance between countryside living and urban connectivity.

Inside, the property provides an expansive and flexible layout, perfectly suited to multi-generational living, home business use, or future reconfiguration / redevelopment (subject to planning). The ground floor alone accommodates extensive living space, including a large kitchen / breakfast room with separate pantry, welcoming entrance hall, cloakroom, living room with fireplace, and multiple reception rooms including a sitting room and shower room. Two ground-floor bedrooms.

Externally, the extensive grounds provide outstanding potential for landscaped gardens, woodland walks, recreation, equestrian facilities, or outdoor leisure projects. The property features an integrated double garage, generous parking, and a charming circular well feature that enhances the arrival experience.

With its distinctive architecture, extraordinary space, and private woodland setting, this residence offers a remarkable opportunity to create a bespoke countryside estate. Whether envisioned as a spacious family home, a live-work lifestyle property, or an ambitious creative project, the possibilities are truly exceptional.



Please note: The drone image is for illustrative purposes only. The exact property boundaries will be confirmed by the solicitors with Land Registry prior to completion.

Details:

Living Room 31'1" x 21'2" (9.47m x 6.45m) max dimensions



Kitchen/Breakfast Room 18'6" x 29'10" (5.64m x 9.1m) max dimensions

Bedroom 14'3" x 14'8" (4.34m x 4.47m) max dimensions

Dressing Room

Bedroom 11'5" x 15'3" (3.48m x 4.65m) max dimensions



Shower Room 7'2" x 7'4" (2.18m x 2.24m)

Sitting Room 11'4" x 15'8" (3.45m x 4.78m)

Garage 16'6" x 20'3" (5.03m x 6.17m)

Bedroom 11'3" x 15'10" (3.43m x 4.83m)

Dressing Room 6'1" x 15'10" (1.85m x 4.83m)

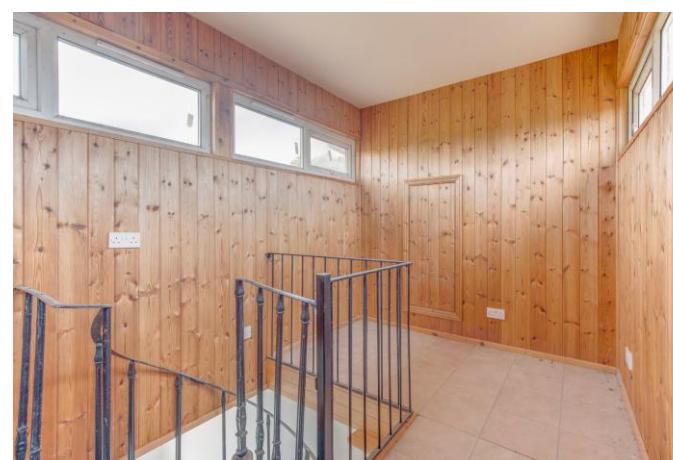
Bedroom 11'9" x 11'4" (3.58m x 3.45m) max dimensions

Bedroom 11'5" x 10'9" (3.48m x 3.28m) max dimensions

Bedroom 14'1" x 25'4" (4.3m x 7.72m)

Bathroom 12'10" x 9'5" (3.9m x 2.87m)

Viewing Tower 11'1" x 7'5" (3.38m x 2.26m)



EPC Rating: E

Council Tax Band: (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wisere Mortgagel Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageladvice.co.uk

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 Solid 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?

A good solution can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

The floor plan illustrates the layout of the ground floor of a house. The plan includes the following rooms and features:

- Garage:** Located on the left side, accessible from the exterior.
- Shower Room:** Located on the left side, accessible from the exterior.
- Bedroom:** Located on the left side, with an en-suite shower room.
- Hall:** The central entrance and circulation area.
- Dressing Area:** Located in the Hall area.
- Bedroom:** Located on the right side.
- Kitchen/Breakfast Room:** Located on the right side, with a sink and a built-in oven.
- Living Room:** The largest room on the right side, with a fireplace.
- Breakfast Room:** Located on the right side, accessible from the Kitchen/Breakfast Room.
- Pantry:** Located on the right side, accessible from the Kitchen/Breakfast Room.
- Lean To:** An extension on the right side, accessible from the Kitchen/Breakfast Room.

Stairs lead from the Hall up to the first floor. The exterior features a garage, a shower room, and a lean-to extension. The interior includes a dressing area, two bedrooms, a kitchen/breakfast room, a living room, a breakfast room, and a pantry. The plan is labeled "Ground Floor" at the bottom center.

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