

AP MORGAN



Hither Green Lane, Bordesley, Redditch
Offers in the region of £840,000

Features:

- Well extended, executive, detached family home
- Prestigious development situated on grounds of Abbey Golf course
- Four bedrooms, two ensuite, ground floor W/C & modern family bathroom
- Generous lounge with feature inglenook fireplace
- Attractive open plan kitchen & dining room
- Impressive sized orangery with dual sky lanterns
- Formal gardens, double garage & block paved driveway

Description:

An executive, and thoughtfully extended, four-bedroom detached 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 approached via a large block paved driveway set back from the road by walled boundaries, mature hedgerows, and a manicured front garden. A large detached double garage can be accessed by a remote operated roller shutter door and benefits from alarm system and fitted electrical sockets.

Once inside, the main house is briefly laid as follows: Reception Hall having stairs rising up to the first-floor landing; ground floor guest W/C; study benefitting from built in furniture and bay window to front aspect; spacious lounge featuring a large inglenook fireplace with multifuel burner, and bow bay window to the front aspect; impressive orangery offering commanding views out to the rear garden, two large sky lanterns and bifold doors out to the rear; formal dining room with large bifold doors opening the space up into the orangery; contemporary fitted kitchen benefitting from a range of stylish fitted wall and base units, large central island, granite worktops, integrated larder style fridge & freezer, dual Neff ovens, warming drawer, five ring Neff induction hob, dual basin sink with hi-spec waste disposal and instant hot water tap, dishwasher, and wine fridge. Furthermore, a separate utility room can be accessed from the kitchen which benefits from matching fitted units, inset sink, and a side access door leading out to a large, sheltered seating/BBQ area.

Rising upstairs, the first floor gallery landing has doors that radiate off to: a generous double bedroom one complete with fitted wardrobe units, and an en-suite shower room fitted with a large Aqualisa shower; bedroom two enjoying access to a walk in dressing room, and en-suite shower room; double bedroom three also with fitted wardrobe units; good sized bedroom four; and a contemporary family bathroom suite, featuring a spa style bathtub with embedded wall TV, underfloor heating and shower over. This property also benefits from AC in bedroom one.



Outside, to the rear of the property, offers a beautifully landscaped garden, providing initial paved patio seating areas, manicured lawn with mature planted borders, timber breeze house with thatched roof and fitted power sockets, feature garden fountain, and rear seating area with pergola. Additionally, there is private gated access at the rear of the garden which leads directly out onto Abbey Golf course, fantastic for any avid golfers.

Additionally, the property benefits from: High specification Karndean flooring throughout the majority of the ground floor; underfloor heating within the orangery and kitchen; composite front and side doors; gas central heating and double glazing; loft space with fitted pull down ladder; external lighting and external power sockets.

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

WC 6'4" x 4'6" (1.93m x 1.37m)

Lounge 21'8" x 16'3" (6.6m x 4.95m) max dimensions

Study 9'10" x 12'3" (3m x 3.73m)

Dining Room 11'3" x 12'4" (3.43m x 3.76m)

Utility 6'11" x 8'11" (2.1m x 2.72m)

Kitchen 22'8" x 15'6" (6.9m x 4.72m)

Orangery 13'8" x 24'2" (4.17m x 7.37m) max dimensions

Bedroom 1 11' x 15'1" (3.35m x 4.6m)

Dressing Room

Ensuite 5'8" x 10'6" (1.73m x 3.2m) max dimensions

Bedroom 2 11'8" x 20'2" (3.56m x 6.15m) max dimensions

Ensuite 6'6" x 8'5" (1.98m x 2.57m)

Bedroom 3 11'6" x 13'11" (3.5m x 4.24m) max dimensions

Bedroom 4 7'9" x 10'5" (2.36m x 3.18m)

Bathroom 7'6" x 7'8" (2.29m x 2.34m)

Garage 18'6" x 17'5" (5.64m x 5.3m)

EPC Rating: C

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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