



AP MORGAN

Trickses Lane, Ham Green, Redditch
Offers in excess of £240,000

Features:

- **Offered with no onward chain**
- One-bedroom character cottage
- Additional study/dressing area
- Lounge/diner with feature fireplace
- Fitted kitchen with appliances space
- Ground-floor bathroom
- Enclosed front garden
- Generous private rear garden

Description:

****Offered with no onward chain****

Nestled along a quiet country lane, The Cottage is a delightful one-bedroom period home that exudes character and warmth throughout. Set within generous gardens surrounded by mature trees and greenery, this charming property offers a rare opportunity to enjoy tranquil countryside living while retaining easy access to nearby amenities.

Stepping through the front door, you are welcomed into a cosy lounge/dining room featuring exposed timber beams and a beautiful brick-built fireplace that serves as the focal point of the room. The space perfectly blends rustic charm with homely comfort, making it ideal for relaxing evenings or intimate entertaining.

The adjoining kitchen is compact yet practical, with a range of fitted units, a stainless-steel sink, and space for essential appliances. The ground floor also benefits from a well-proportioned bathroom, complete with a traditional white suite.

Upstairs, the bedroom is light and spacious, complete with built-in storage. Adjoining this is a versatile study/dressing area, ideal for use as a home office, reading nook, or dressing room — offering flexibility to suit a variety of needs.

Outside, The Cottage boasts an enclosed front garden with a picket fence, a gravelled seating area, and a feature wishing well. To the rear, a generous lawned garden stretches out, bordered by mature trees that provide a high degree of privacy and a beautiful outlook — ideal for gardening enthusiasts, al fresco dining, or simply enjoying the surrounding countryside views.



This unique home is perfect for first-time buyers, downsizers, or anyone seeking a picturesque rural escape. With its blend of period features, cosy interior, and stunning garden space, The Cottage offers a rare slice of countryside charm.

Details:

Lounge/Dining Room 13' x 17' (3.96m x 5.18m) max dimensions

Kitchen 5'10" x 10'1" (1.78m x 3.07m)

Bathroom 5'11" x 8'1" (1.8m x 2.46m)

Study/Dressing Area 13' x 6'10" (3.96m x 2.08m)

Bedroom 13' x 9'10" (3.96m x 3m)



EPC Rating: E

Council Tax Band: B (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?

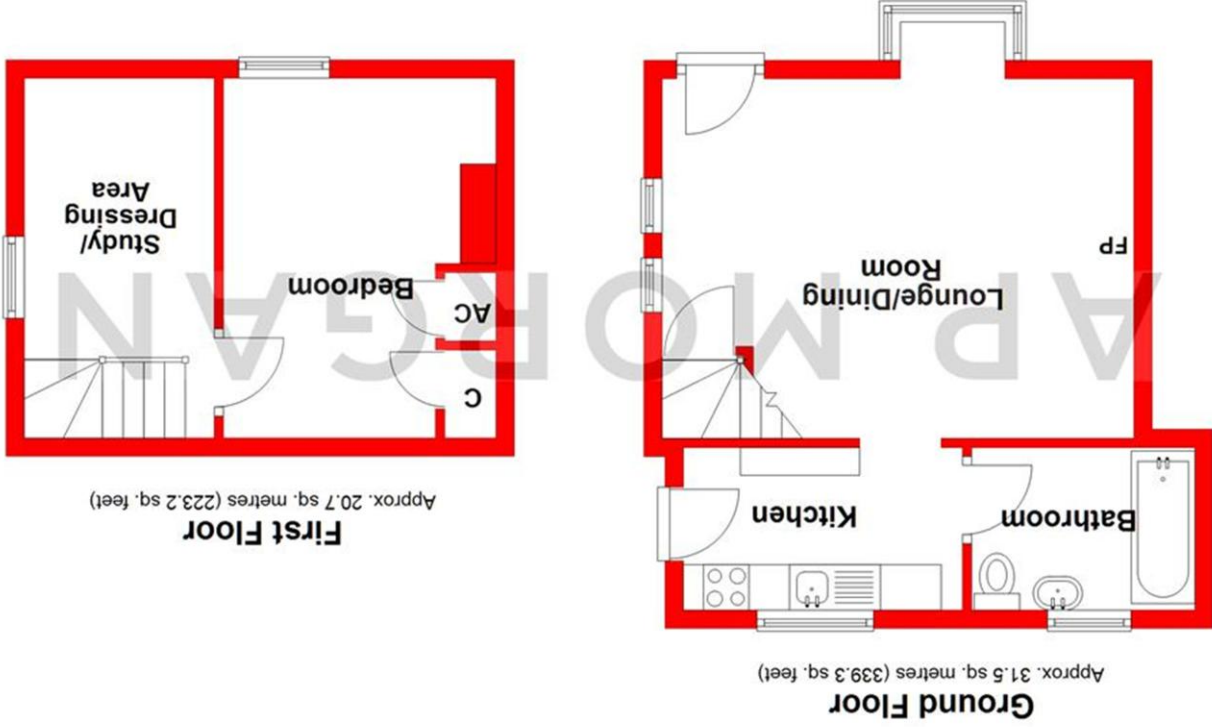
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Plan produced using PlanUp.

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