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ESTATE AGENTS

It's who you move with.

Hither Green Lane, Bordesley, Redditch B98 9BN

£725,000

4 3 4

The property features updated UPVC double glazing, Worcester Bosch boiler, cavity wall insulation, and has been well maintained by the original owners. The accommodation includes a large enclosed entrance porch, leading to a welcoming hallway with a built-in cloak cupboard, and a guest WC. The spacious formal lounge, with a feature fireplace and front-facing bay window, opens to a conservatory through patio doors. Double doors connect the lounge to the dining room, which is adjacent to the breakfast kitchen. The kitchen is well-equipped with a range of wall and base units, an integrated fridge, dishwasher, double oven, and gas hob. A separate utility room provides plumbing for a washing machine and space for an American-style fridge/freezer. The ground floor also includes a study with a front-facing bay window and a versatile family room leading off the utility with garden access and internal door to the double garage.Upstairs, the gallery landing offers a large built-in storage cupboard with lighting and a separate airing cupboard, and this leads to the master bedroom, featuring fitted furniture, a dressing area with a wash basin, and an en-suite shower room with a WC. The second double bedroom includes a walk-in wardrobe, a dressing area with a wash basin, and an en-suite shower room with a WC. The third double bedroom offers fitted wardrobes and a dressing unit, while the fourth bedroom is suitable for single use. The principal bathroom is a four-piece suite, completing the upper level.

Vendor note: A set of panels provides hot water during the summer months. The Feed In Tariff is equivalent to £1670 tax free income in 2023/24 and increases by RPI annually for a further 11 years (likely to be c £1725 in 2024/25).

Externally, the property boasts attractive and established gardens to the front and rear. The front offers a large lawn with planted borders for privacy, along with a driveway providing ample parking for several vehicles and access to the double garage. The mature rear garden is a private retreat with a south-easterly aspect. It is primarily laid to lawn and includes a paved patio seating area, a vegetable patch, wildflower beds, a natural pond, and a timber shed, all enclosed within a combination of decorative brick walled and fenced boundaries with an access gate to either side.

Hither Green Lane, Redditch

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Very Well Appointed Four Bedroom Executive Home
- Beautifully Maintained Throughout
- Recently Updated UPVC Double Glazing
- Ample Driveway Parking and Double Garage
- No Upward Chain
- Approximately 2,831 Sq. Ft Accommodation
- Solar PV & Solar Thermal Panels
- Attractive Front and Rear Gardens
- Overlooking The Abbey Golf Course
- EPC - B

16/09/2024, 09:15 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

53 Hither Green Lane REDDITCH B98 9BN	Energy rating **B**	Valid until:	**11 September 2034**
		Certificate number:	**2192-1751-7987-8760-1521**

Property type	Detached house
Total floor area	218 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/2192-1751-7987-8760-1521?print=true 1/4

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

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