



Hither Green Lane, Bordesley, Redditch B98 9BN £725,000

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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



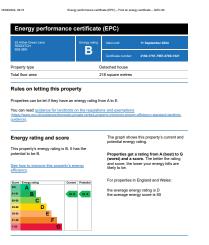
ustrative purposes only. Decorative finishes, fixtures & fittings do not current state of the property. Measurements are approximate & not to scal Floor Plans made using RoomSketcher.



- Beautifully Maintained Throughout
- Recently Updated UPVC Double Glazing
- **Double Garage**
- No Upward Chain

- Approximately 2,831 Sq. Ft Accommodation
- Solar PV & Solar Thermal Panels
- Attractive Front and Rear Gardens
- Ample Driveway Parking and Overlooking The Abbey Golf Course
 - EPC B





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.



