

**AP MORGAN**



**Hither Green Lane, Bordesley, Worcestershire**  
Offers in the region of £725,000



**Features:**

- Well extended, executive, detached family home
- Nestled within the heart of Hither Green Lane
- Five double bedrooms, three en-suites & family bathroom
- Generous lounge with feature inglenook fireplace
- Formal dining room & kitchen/breakfast room
- Utility room, ground floor W/C & study
- Well-presented private aspect rear garden
- Private block paved drive & double garage

**Description:**

\*\*\* 2517 SQ FT \*\*\* A thoughtfully extended, five double bedroom detached family residence; situated within a highly regarded residential development of Bordesley and nestled within the heart of Hither Green Lane.

The attractive front aspect of the property is set back from the road via a generous and private block paved driveway providing parking for multiple cars and access to a large double garage fitted with electrical sockets and lighting.

Once inside the welcoming interior is briefly laid as follows:

Reception Hall having stairs rising up to the first-floor landing; ground floor guest W/C; study, spacious lounge featuring a large inglenook fireplace with coal effect gas fire, large formal dining room, a stylish fitted kitchen/breakfast room offering an array of fitted wall and base units with solid oak doors, granite worktops, boiling water tap, space for a range style cooker and a separate utility room.

Rising upstairs the first-floor gallery landing has doors radiating off to: bedroom one with fitted wardrobes and en-suite shower room, an additional four double bedrooms with bedrooms two and three having en-suites, and a large family bathroom suite having walk in shower and roll top bathtub. Bedroom three benefits from a wardrobe along with fitted wardrobes in bedrooms two and four.

Outside, to the rear of the property, offers a well-presented and private aspect garden, providing initial paved patio seating area, manicured lawn with mature planted borders, and side access to the frontage.

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**

**Guest W/C**

**Lounge** 21'10" x 11'8" (6.65m x 3.56m) Min excluding inglenook fireplace

**Dining Room** 20'3" x 9'4" (6.17m x 2.84m)

**Kitchen/Breakfast Room** 18'9" x 16'6" (5.72m x 5.03m) Both max

**Utility Room** 5'8" x 7'8" (1.73m x 2.34m)

**Study** 8' x 7'8" (2.44m x 2.34m)

**Double Garage** 17'5" x 16'10" (5.3m x 5.13m)

**First Floor Landing**

**Master Bedroom** 16'2" x 24'6" (4.93m x 7.47m) Both max inc wardrobes

**En-suite** 6'1" x 9'8" (1.85m x 2.95m)

**Bedroom Two** 14' x 10'6" (4.27m x 3.2m)

**En-suite** 4'10" x 9'7" (1.47m x 2.92m) Both max

**Bedroom Three** 19' x 11' (5.8m x 3.35m) Both max

**Bedroom Four** 10' x 14' (3.05m x 4.27m) Max inc wardrobes

**Bedroom Five** 11'5" x 8' (3.48m x 2.44m)

**Family Bathroom** 17' x 6'10" (5.18m x 2.08m)

**EPC Rating:** D

**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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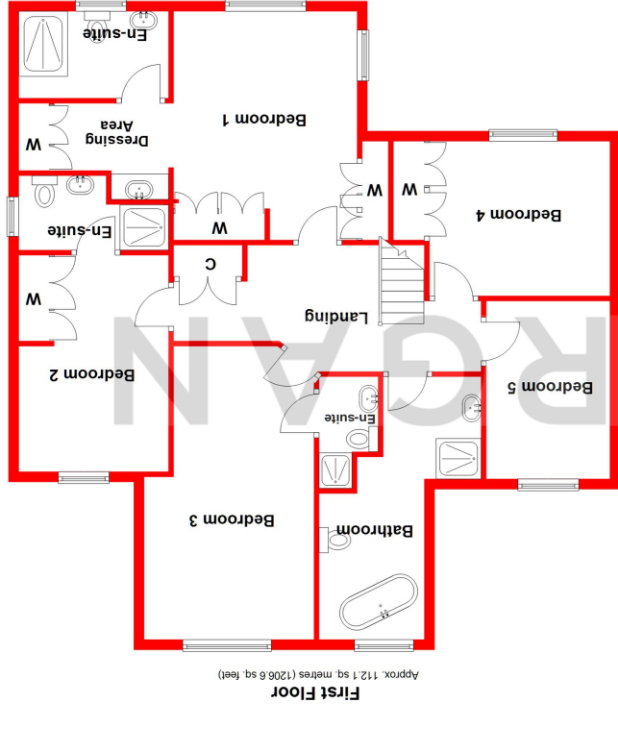
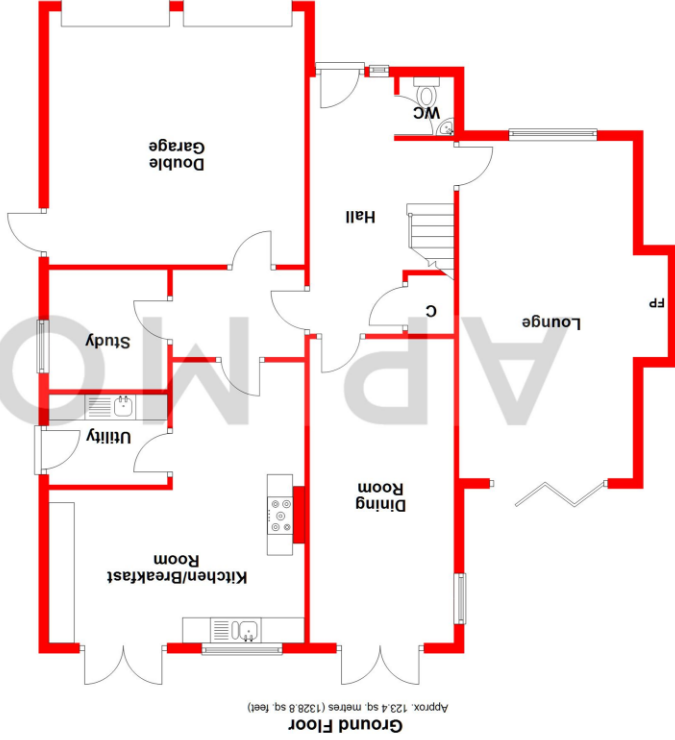
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Total area: approx. 235.5 sq. metres (2535.4 sq. feet)

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Plan produced using Planlup.

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