

A two-story house with a light-colored exterior and a dark roof. The house features a large window on the upper floor and a brick garage with two dark wooden doors. To the right, there is a conservatory with a brick base and large glass windows. The house is surrounded by lush green trees and a well-maintained lawn. The sky is blue with scattered white clouds.

**AP MORGAN**

**Hither Green Lane, Bordesley, Redditch**  
Offers in excess of £650,000

### Features:

- Spacious detached family home situated on a generous corner plot
- Five double bedrooms
- Large lounge with feature fireplace
- Separate dining room ideal for family meals and entertaining
- Well-appointed kitchen with adjoining utility room
- Family bathroom, ensuite and downstairs WC
- Double garage and block-paved driveway providing excellent off-road parking
- Beautifully landscaped rear garden with patio seating area

### Description:

**\*Offered with No Onward Chain\***

Nestled within a desirable residential area, this impressive five-bedroom detached house offers a rare opportunity to acquire a generous family home with both space and character. Set back from the road with a large driveway and double garage, the property sits proudly on a corner plot surrounded by mature gardens, creating a sense of privacy and tranquillity.

The ground floor is thoughtfully arranged, with a welcoming entrance hall leading to a bright and spacious lounge complete with feature fireplace and double doors opening to the dining room, which features bi-fold doors opening directly to the garden. The well-appointed kitchen offers ample storage and workspace, with the added convenience of a utility room and downstairs WC.

Upstairs, the property continues to impress with five generously sized double bedrooms. The main bedroom benefits from its own en-suite, providing a walk-in shower, WC, bidet and washbasin, while the remaining bedrooms are served by a modern family bathroom, providing a bath, separate shower, WC, bidet and washbasin. With built-in wardrobes to several of the rooms, storage is plentiful throughout.

Externally, the house boasts a delightful rear garden, beautifully landscaped with mature trees, shrubs, and a secluded patio area ideal for outdoor dining. The plot wraps around the property, giving both front and side garden space, while the double garage and block-paved driveway provide excellent off-road parking.



Well placed within the Abbey Park District, situated to the north of Redditch, the area has a semi-rural feel. Redditch Town Centre is 2.4 mile away boasting an assortment of amenities such as shops, restaurants, and cinema, along with the local bus and railway stations. The property is conveniently placed for access to national motorway networks M5 and M42.

**Details:**

**Hall**

**Lounge** 17'5" x 11'11" (5.3m x 3.63m)

**Dining Room** 10'5" x 11'11" (3.18m x 3.63m)

**Kitchen** 11'3" x 15'6" (3.43m x 4.72m)

**Utility** 5'9" x 9'6" (1.75m x 2.9m)

**WC** 6'1" x 5'9" (1.85m x 1.75m)

**Garage** 17' x 15'2" (5.18m x 4.62m)

**Landing**

**Bedroom 1** 16'10" x 15'6" (5.13m x 4.72m) max dimensions

**Bedroom 2** 10'8" x 15'6" (3.25m x 4.72m)

**Ensuite** 5'8" x 12'3" (1.73m x 3.73m) max dimensions

**Bedroom 3** 12'4" x 12'2" (3.76m x 3.7m)

**Bedroom 4** 13'11" x 12'2" (4.24m x 3.7m) max dimensions

**Bedroom 5** 10'4" x 8'6" (3.15m x 2.6m)

**Bathroom** 6'9" x 12'4" (2.06m x 3.76m)

**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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### Need a mortgage?

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### Property to sell?

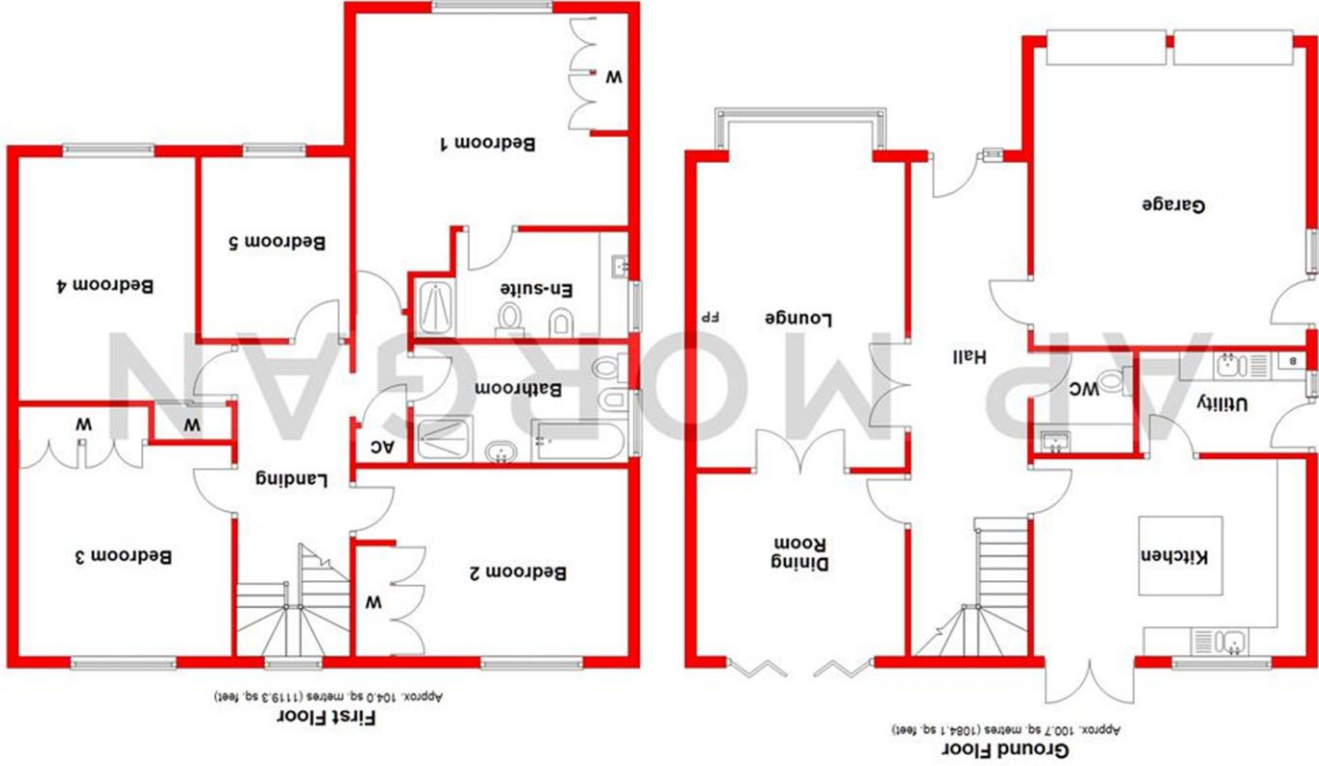
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 204.7 sq. metres (2203.4 sq. feet)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Floorplanj

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