

AP MORGAN



Stonepits Lane, Hunt End, Redditch
Offers in excess of £525,000

Features:

- Four bedrooms, three doubles, one flexible single/office/nursery
- Master bedroom with en-suite shower room
- Spacious lounge with bifold doors onto rear garden
- Well-fitted kitchen with integrated dual oven
- Separate dining room
- Home office/study
- Double garage with shelved storage and spacious driveway
- South west facing rear garden with landscaped patio
- Storage shed and greenhouse to rear garden

Description:

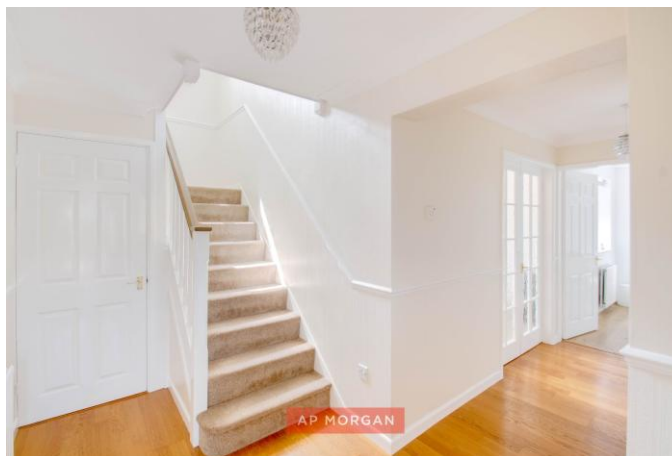
Hunt End position. Four main living rooms with service area downstairs, four bedrooms and two bathrooms upstairs. A home with genuine flexibility built in.

This detached home sits in a sought-after Hunt End position, with a spacious driveway leading to a double garage fitted with shelving for extra storage. Step inside the house through the enclosed porch and you're greeted by a generous hallway, setting the tone for a home with genuine room to move.

To your left, the lounge stretches out as a proper family space, bifold doors lead you straight out to the garden, blurring the line between inside and outside living. The hallway also gives you access to a downstairs WC and handy under stairs storage cupboard, before opening into the heart of the home: a well-fitted kitchen with ample storage, integrated dual oven, induction hob and a dedicated dining space. A separate utility room keeps the day-to-day practicalities out of sight, while a family dining room with space for a dining table and chairs and a home office space complete the ground floor, giving you room to work, eat and unwind.

Upstairs, four bedrooms await: three doubles and a fourth room flexible enough to work as a single, home office or nursery. The master bedroom benefits from its own en-suite with shower, while a family bathroom with bath and overhead electric shower serves the remaining rooms.

Outside, the southwest facing, very private rear garden is the standout. A spacious patio gives you space for entertaining, while the rest of the garden has been landscaped with care. A storage shed and greenhouse with productive vegetable plot adjacent round things off nicely for anyone who wants to get hands-on outdoors.



You're in a genuinely well-placed pocket of Hunt End here. St Augustine's Catholic High School sits within Hunt End itself, with Astwood Bank and Crabbs Cross schools also close by. Redditch train station, on the Cross City Line into Birmingham New Street, is around 2 miles north, and the M42 is easily reached for anyone commuting further afield. Local shops and everyday amenities are close to hand, making this a position that works whether your week revolves around the school run, the train platform or the motorway.

Details:

Porch

Entrance Hall

Lounge 18'6" x 12'11" (5.64m x 3.94m)

Kitchen 9'8" x 11'9" (2.95m x 3.58m)

Utility Room 9'9" x 5'5" (2.97m x 1.65m)

Dining Room 10'4" x 12'7" (3.15m x 3.84m)

WC

Double Garage 16'4" x 18'1" (4.98m x 5.5m)

Landing

Master Bedroom 11'7" x 9'3" (3.53m x 2.82m)

En-suite

Bedroom Two 9'6" x 9'9" (2.9m x 2.97m)

Bedroom Three 8'8" x 12'11" (2.64m x 3.94m)

Bedroom Four 6'8" x 9'4" (2.03m x 2.84m)

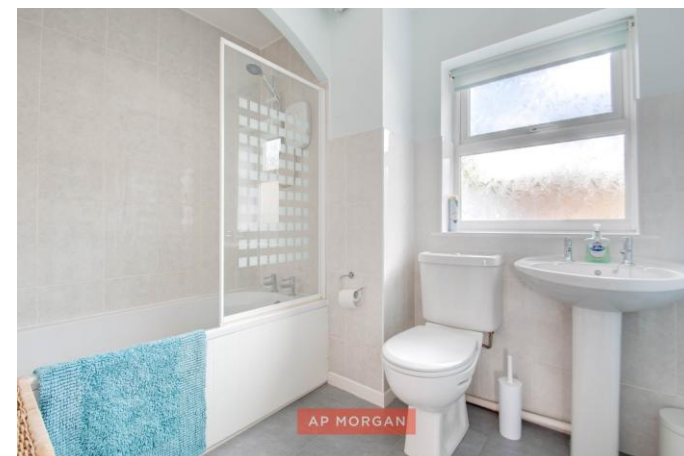
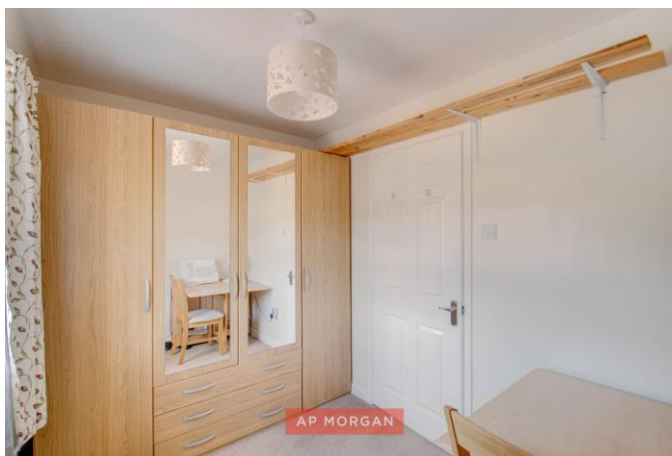
Bathroom

EPC Rating: To be confirmed

Council Tax Band: E (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?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

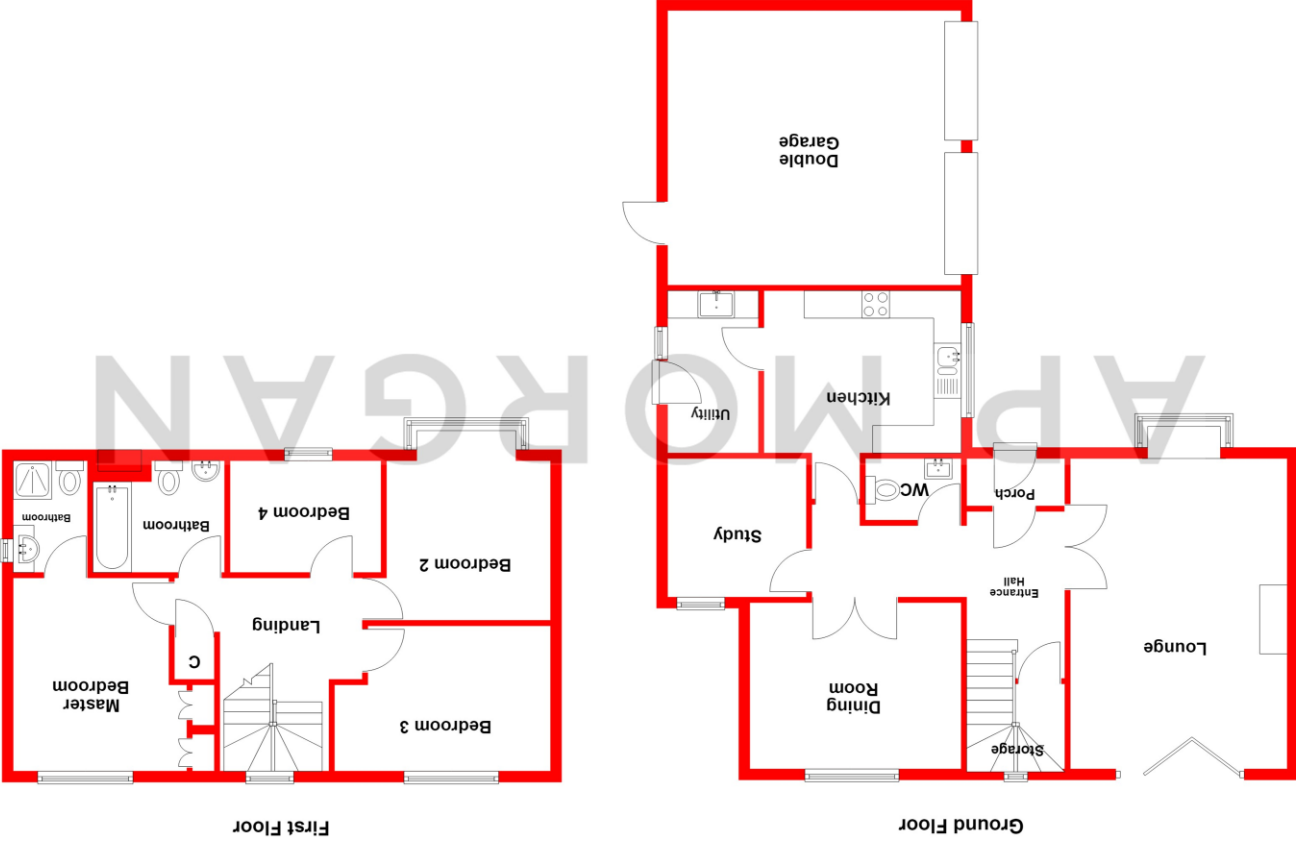
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 159.8 sq. metres (1720.2 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 PlanUp.

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