

AP MORGAN



Proctors Barn Lane, Redditch, Worcestershire
Offers in the region of £650,000

Features:

- Stunning end of terrace cottage
- Beautiful character features throughout
- Four generous sized bedrooms
- Spacious lounge and dining space
- Well-equipped kitchen/diner
- Extensive lawn and land space
- Private gated driveway with double garage and workshop
- Sought-after tucked away location

Description:

Welcoming you to this beautifully presented, Grade II listed end-of-terrace cottage, offering charming character features throughout in a peaceful and private location, whilst being within easy reach of Redditch Town Centre and local amenities. This property offers four generously sized bedrooms, spacious lounge and dining areas, a well-equipped kitchen/diner, a practical utility room and workshop, as well as a generous driveway and double garage, with extensive gardens and land to the front, situated in Lakeside, Redditch.

On arrival, the property welcomes you through electric-powered gates at the top of a long gravel driveway, bordered by lawned land to the left-hand side, with trees and mature shrubbery along the edges, creating a green and private setting. The grounds also feature a variety of trees, bushes, and plants throughout, with different sections of the garden offering ample opportunity to create versatile outdoor spaces and fulfil gardening needs. At the top of the driveway sits the cottage, with extensive parking and access to the double garage to the side. To the left is a patio area leading from both the main entrance and the lounge French doors, providing an excellent space for outdoor furniture, dining, and entertaining.

Upon entering through the main door, you are welcomed into the lobby, a spacious entrance area with room for coat and shoe storage, enhanced by a bay window overlooking the front, allowing plenty of natural light into the space. The lobby provides access to the WC, fitted with a toilet and wash basin, as well as the hallway, which includes a door leading to the rear of the property and access to the utility room. The utility room is fitted with ample storage and worktop space, a sink with draining board, an integrated fridge, and space for freestanding appliances. The utility room leads into an additional hallway featuring a large fitted storage cupboard, a door opening to the front, and access to the double garage, which offers generous additional parking or storage space and access to the workshop — an ideal area for a home office or further storage.

Returning through the lobby leads into a further hallway, with the kitchen situated to the left. The kitchen is equipped with ample storage and worktop space, an integrated fridge, dishwasher, dual oven, electric hob with extractor hood, a kitchen island positioned within the bay window, and a door opening to the side of the property. Also accessed from the hallway is the lounge, a generous space designed for comfort and entertaining, featuring French doors opening onto the front patio. Opposite is the dining room, a spacious area ideal for a family dining table, complete with a feature log burner surrounded by exposed brickwork with inset lighting, as well as stairs rising to the first floor. The first floor opens onto the landing, with the master bedroom positioned straight ahead. This generous double bedroom benefits from fitted wardrobes in the far corner and a fitted dressing table beneath the window, providing practical storage and space-saving solutions. To the side is the ensuite, fitted with a toilet, wash basin, and shower cubicle, with additional space for storage units. Bedroom two is another generous double bedroom



featuring a walk-in bay window, creating a bright and airy atmosphere. The spacious family bathroom is fitted with a toilet, wash basin set within a vanity unit, a bathtub with overhead shower, and an airing cupboard in the corner. The landing also provides stairs rising to the second floor.

The second floor leads directly into the sitting room, an additional space for relaxation that would also make an ideal office or playroom, with access to the two top-floor bedrooms. Bedroom three is a double/small double room, while bedroom four is a well-sized single bedroom.

Well positioned in Lakeside, the property is ideally situated for local amenities and scenic walks around Arrow Valley, which is just a few minutes' walk away. Redditch Town Centre is a short drive away, providing a wide assortment of amenities along with bus and train stations. The M5 and M42 motorway networks are also easily accessible. The location is ideal for wildlife enthusiasts, with a variety of birds, squirrels, and other native wildlife frequently visiting the grounds.

Details:
Lobby

Kitchen/Diner 12'11" x 13'2" (3.94m x 4.01m)

Lounge 14'6" x 13'5" (4.42m x 4.1m) Both Max

Dining Room 14'6" x 14'1" (4.42m x 4.3m) Both Max

WC

Hall

Utility Room 18'10" x 7' (5.74m x 2.13m)

Hall

Double Garage 19'1" x 18'2" (5.82m x 5.54m)

Workshop 11'5" x 10'4" (3.48m x 3.15m)

Landing

Master Bedroom 14'11" x 13'6" (4.55m x 4.11m)

En-suite 9' x 13'2" (2.74m x 4.01m)

Bedroom Two 11'1" x 15'10" (3.38m x 4.83m)

Bathroom 11'7" x 8'5" (3.53m x 2.57m)

Sitting Room 15'7" x 13'6" (4.75m x 4.11m)

Bedroom Three 15'7" x 13'9" (4.75m x 4.2m)

Bedroom Four 9'8" x 10'1" (2.95m x 3.07m)

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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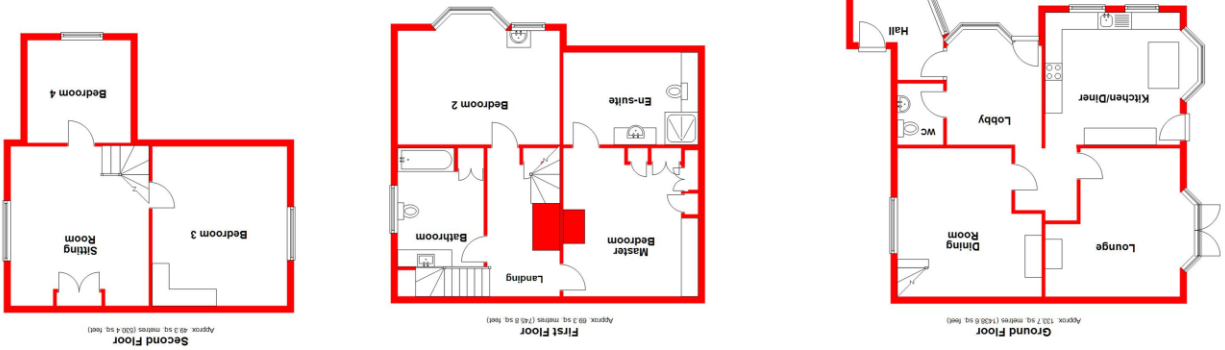
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Total area: approx. 252.2 sq. metres (2714 sq. feet)

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