



Nine Days Lane, Redditch, B98 7TE

Asking price £440,000


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HOMES

* 1580 Sq Ft Total Approx* Immaculately presented, EXPANSIVE FAMILY RESIDENCE with EXTENSION and integral garage situated in a highly sought-after vicinity in Wirehill. The property in brief comprises Four Generously Sized Bedrooms, Modern fitted Kitchen, Living Room, Separate Dining Room, Large Utility/cloak Room, Downstairs W.C, Family Bathroom, En-Suite, Integral Garage, Ample off road parking and LARGE GARDEN. FREEHOLD.



Immaculate Detached Family Home

Nestled in a sought-after position, this extremely well presented detached family home offers an appealing blend of comfort and convenience.

This attractive property has true curb appeal with an integral garage, a charming bay window, and a welcoming porch. At the front of the property, there is a block-paved driveway providing off-road parking. The low-maintenance stone gravel borders the driveway, and to the right, fencing graces the border. Additionally, a gated side entrance grants access to the rear garden, completing the property's attractive exterior features.

GROUND FLOOR

HALL

Upon entering through the porch, you are greeted by a modern, stylish interior. The wide and welcoming hall leads to the kitchen, dining room, and WC, with a staircase ascending to the first floor and an under-stairs storage cupboard.

EXTENDED LIVING ROOM

Expansive living room spanning over 7 metres. Bright and spacious with windows overlooking the rear garden, letting in plenty of natural light, with French doors providing access to the rear garden.

KITCHEN

Recently refitted, modern kitchen offering an array of base and wall units with a high-shine finish and integrated appliances, leading into the utility room.

UTILITY

Leading off from the kitchen is an equally modern, convenient utility room. The utility is very functional and includes a fitted sink, ample wall and base units, and space for appliances. There is also a door leading to the office and an external door providing access to the rear garden.

DINING ROOM

Large separate dining room with front aspect, a charming bay window, and a feature fireplace with gas fire.

OFFICE

A useful home office leads off the utility room, providing a private area away from the main living accommodation.

DOWNSTAIRS W.C

Featuring a wash basin and W.C.

UPSTAIRS

LANDING

The landing offers access to the upstairs accommodation. The spacious, glazed staircase adds to the openness and exudes an elegant ambiance.

BEDROOMS

Bedroom One: The principal large double bedroom suite with rear aspect window features fitted wardrobes and benefits from an elegant en-suite.

Bedroom Two: Spacious double bedroom with front aspect and fitted wardrobes.

Bedroom Three: Spacious double bedroom with rear aspect and fitted wardrobes.

Bedroom Four: A further bedroom with front aspect.

EN-SUITE

Contemporary and chic, the en-suite showcases a sleek design featuring a suite comprising a W.C, a walk-in shower with sleek glass enclosure, and a vanity with a wash basin. All complemented with modern tiles and finishing touches, including a heated towel radiator.

FAMILY BATHROOM

The well-appointed family bathroom is equipped with a luxury bath with shower over and a sleek glass shower enclosure, a W.C, and a wash basin. All finished with modern touches.

REAR GARDEN

Completely landscaped, the large, pretty rear garden is fully enclosed by fencing and comprises two tiers. There is a large paved patio area with an elegant walled border, stepping down to the lush grassed area with a paved path

leading to another paved patio area and to the garden shed. The borders feature raised, walled flower beds containing established shrubbery and plants, and there is a gated side pedestrian access leading to the property's front.

LOCATION

Nestled in Wirehill, this property is conveniently close to Redditch and the village of Studley. Redditch provides easy access to the M42 motorway. The area also offers a range of leisure facilities, essential amenities, and the popular Kingfisher Shopping Centre.

Council Tax Band E

Porch

Hall

Living Room

25'1" x 11'0" (7.65m x 3.37m)

Kitchen/Breakfast Room

7'11" x 10'5" (2.43m x 3.19m)

Utility

7'11" x 5'1" (2.43m x 1.57m)

Dining Room

14'3" x 11'0" (4.36m x 3.37m)

Office

6'4" x 8'9" (1.94m x 2.68m)

W.C

Landing

Bedroom 1

14'2" x 11'6" (4.33m x 3.52m)

Bedroom 2

8'6" x 11'0" (2.61m x 3.37m)

Bedroom 3

8'9" x 11'0" (2.69m x 3.37m)

Bedroom 4

8'6" x 9'4" (2.61m x 2.86m)

Bathroom

9'2" x 7'1" (2.81m x 2.16m)

En-Suite

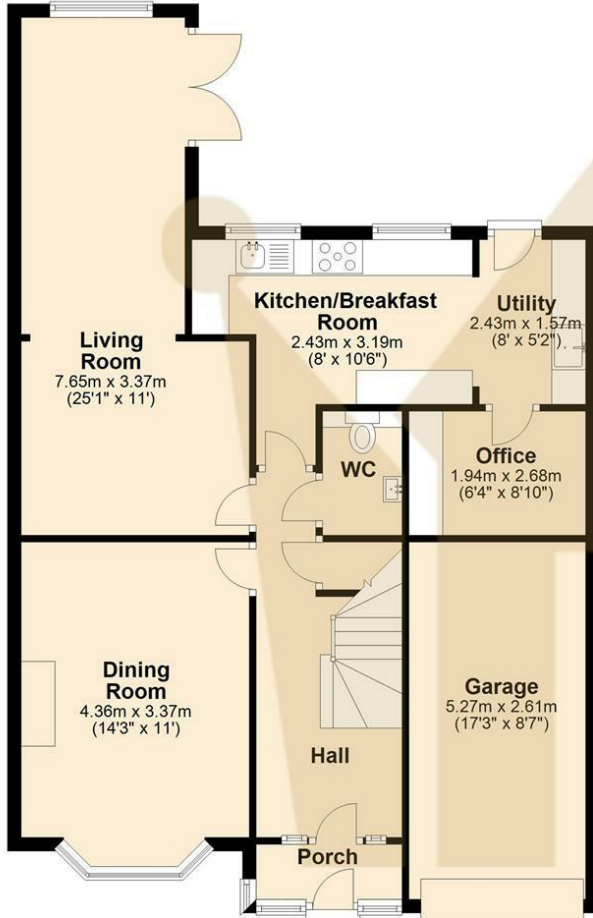
5'9" x 9'4" (1.76m x 2.86m)





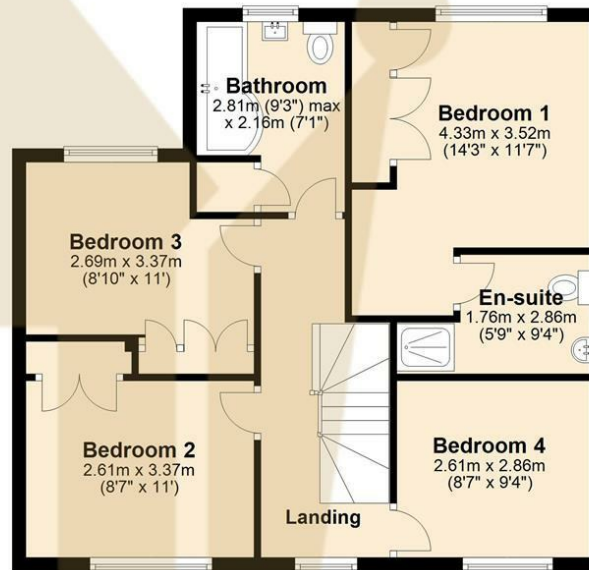
Ground Floor

Approx. 86.3 sq. metres (929.1 sq. feet)

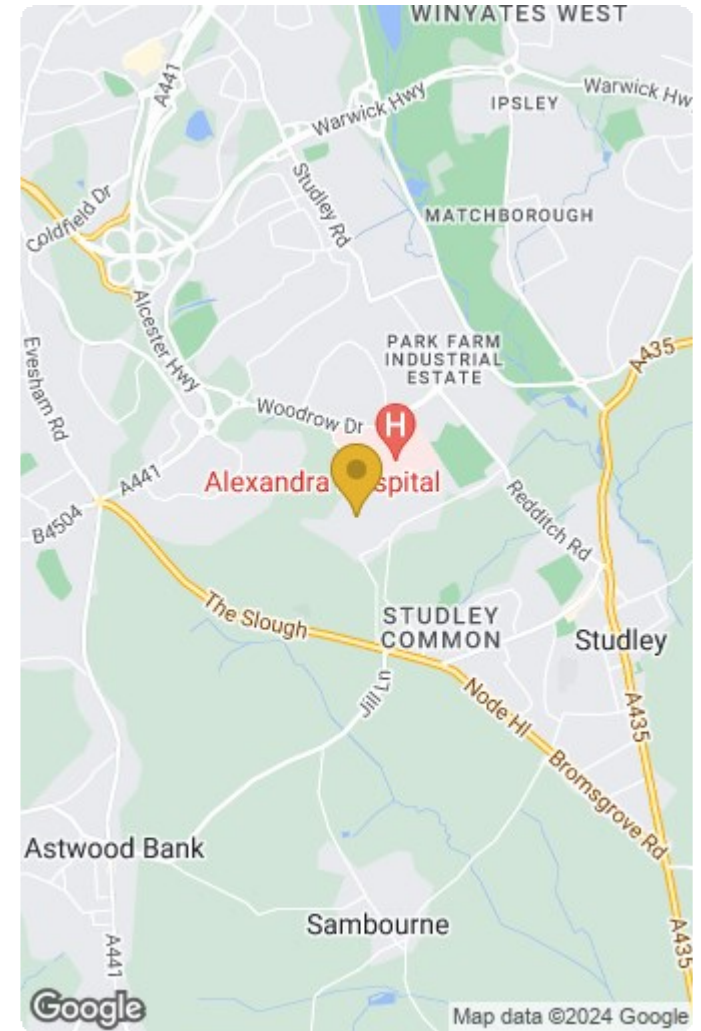


First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



Total area: approx. 146.8 sq. metres (1580.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	