



Perrymill Lane, Redditch, B96 6PD

Guide price £600,000

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HOMES

**** EXTENSIVE DETACHED FAMILY RESIDENCE ** **HIGHLY DESIRED LOCATION** 4 BEDROOMS ** 0.43 ACRES OF GENEROUS WELL TENDERED GARDENS ** MAGNIFICENT COUNTRYSIDE VIEWS ** **2155 sqft approx.** Situated on the outskirts of the desirable village of Sambourne, this large country property offers a seamless flow throughout, featuring a Kitchen, Dining Room, Living Room, Sitting Room, Garden Room, Four Bedrooms and Two Bathrooms. The property also includes a Car Port and a Garage along side a driveway providing ample off road parking for multiple vehicles, all set within gorgeous front and rear gardens.



Porch	
Hall	
Living Room	16'11" x 12'11" (5.17m x 3.94m)
Sitting Room	9'9" x 12'11" (2.99m x 3.94m)
Garden Room	8'2" x 11'9" (2.49m x 3.60m)
Dining Room	20'2" x 12'1" (6.16m x 3.70m)
Bathroom	5'8" x 9'5" (1.74m x 2.89m)
Kitchen	18'10" x 12'1" (5.76m x 3.70m)
Landing / Study Area	14'1" x 12'11" (4.30m x 3.94m)
Bedroom One	16'3" x 11'3" (4.96m x 3.44m)
En-Suite	
Bedroom Two	14'1" x 19'8" (4.30m x 6.00m)
Bedroom Four	7'1" x 10'0" (2.18m x 3.06m)
Garage	19'8" x 9'6" (6.01m x 2.92m)

which provides a range of amenities including nursery, primary, and senior schools, dental and medical services, sports facilities, parks, boutique shops, a post office, takeaways, public houses, restaurants, bus links, and grocery stores like Waitrose for your daily needs. Moreover, Alcester and Stratford boast excellent grammar schools, such as Alcester Grammar, King Edward VI School, and Stratford Girls' Grammar School, alongside a wider variety of shops.

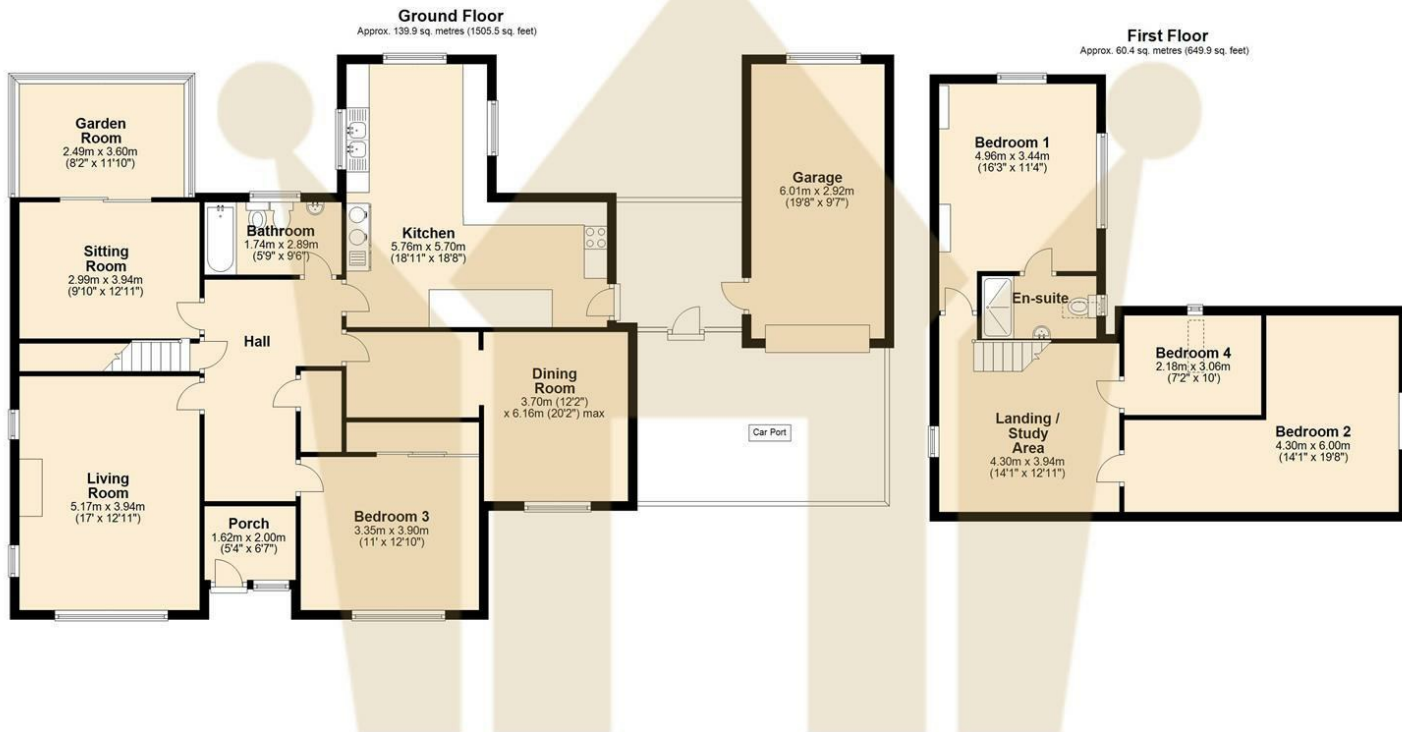
Located on a quiet cut-de-sac among other prestigious homes, Accessed via a block paved drive, alongside the car port and garage the residence provides off road parking for multiple vehicles. The front garden is well tendered, featuring a large lawned area. Attractive plants and hedges grace the landscape and an established tree adds to the appeal of the fore garden. A pathway leads to the front door and a gated entrance leading through the car port guides you to the rear garden.

The landscape to the rear is breathtaking, large and private boasting manicured lawns, bordered by mature hedgerows and fencing. Plants bushes and tress grace the landscape of this unbelievable setting. The rear garden further provides a garden shed and a large patio area. All surrounded by fields to the rear.

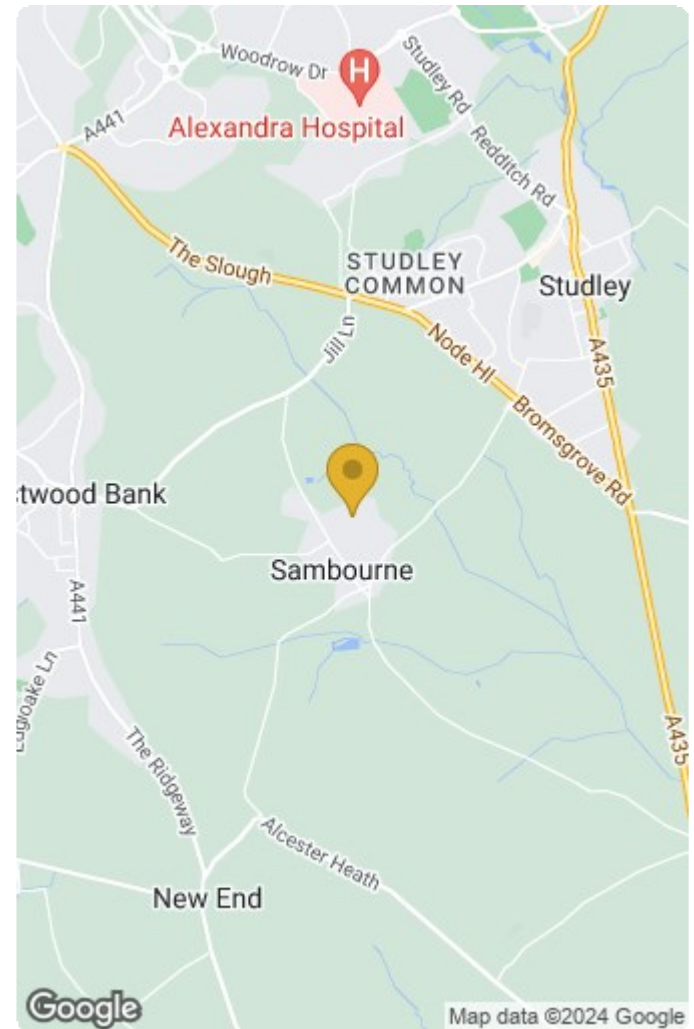
Sambourne is a picturesque village surrounded by farms and woodlands, featuring a local pub and a church, known for its vibrant community that frequently organises events. It is conveniently located near the larger village of Alcester,







Total area: approx. 200.2 sq. metres (2155.4 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		