



30 Nine Days Lane, Wirehill, Redditch, Worcestershire, B98 7TE

£495,000

**Allan Morris**  
estate agents



## 30 Nine Days Lane, Wirehill, Redditch, Worcestershire, B98 7TE

'A beautifully refurbished and spacious detached family home'

This freehold detached family home has been extensively refurbished and modernised by the current owners and occupies a pleasant corner plot with a private tiered garden to the rear, in a desirable residential area.

The well appointed house offers spacious accommodation of approximately 1,400sqft, comprising: a reception hall; refitted toilet; fitted study/playroom; lounge; dining room; refitted kitchen & breakfast room; refitted utility room; landing; four double bedrooms, three with built-in wardrobes; refitted en suite shower room; refitted family shower room.

In addition, the property benefits from a detached double garage, drive providing off-road parking for three cars, replacement PVC double glazing and gas-fired central heating.







## DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.







## KEY POINTS

- Beautifully refurbished throughout
- Freehold tenure
- No estate management charge
- Detached double garage
- Four double bedrooms
- Gas-fired central heating
- 'Worcester' combination boiler (we are informed was installed in 2023)
- Replacement PVC double glazing
- Part boarded loft
- Floor area approx 1,400sqft
- Corner plot with private rear garden
- Council tax band F (Redditch BC)
- Energy Performance Certificate band C

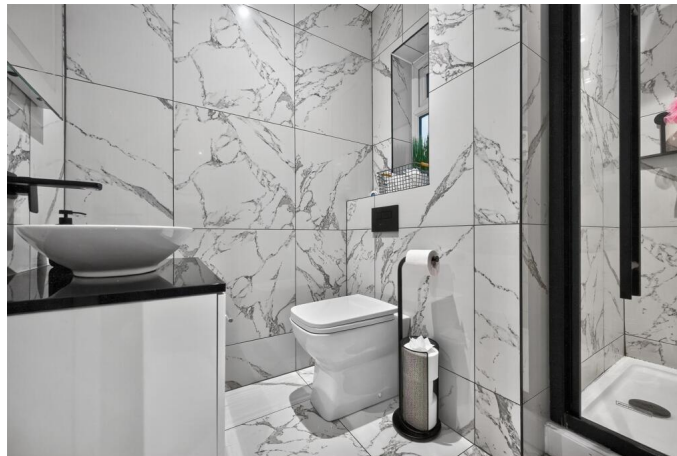
## INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & light fittings as fitted
- Wood burning stove in lounge
- Integrated dishwasher & fridge in kitchen
- Fitted 'Quooker' kettle tap in kitchen
- Built-in microwave, wine cooler, two electric ovens, five ring gas hob & cookerhood in kitchen
- Fitted furniture in study
- Built-in wardrobes in bedrooms 1, 2 & 3
- Outside lighting as fitted

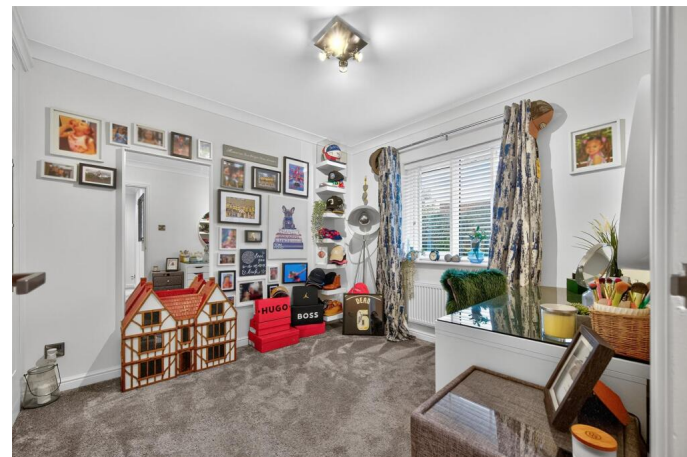
## DESCRIPTION

### GROUND FLOOR

- **CANOPY PORCH** with composite front door to:
- **RECEPTION HALL** 3.25m x 2.06m (10'8" x 6'9")
- **REFITTED TOILET** 2.22m x 0.87m (7'3" x 2'10")
- **FITTED STUDY/PLAYROOM** 2.49m x 2.40m (8'2" x 7'10")
- **LOUNGE** 4.70m x 5.11m x 3.76m (15'4" x 16'9" x 12'4")
- **DINING ROOM** 3.36m x 3.10m (11'0" x 10'2")
- **REFITTED KITCHEN & BREAKFAST ROOM** 4.97m x 2.65m x 4.42m (16'3" x 8'8" x 14'6")
- **REFITTED UTILITY ROOM** 2.59m x 1.61m (8'6" x 5'3")







## FIRST FLOOR

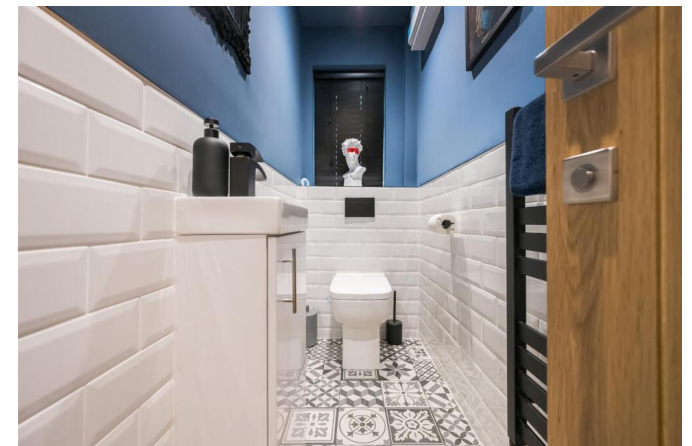
- **LANDING** 2.83m x 1.66m (9'3" x 5'5")
- **BEDROOM ONE** 3.68m x 4.25m x 2.91m < 3.83m (12'1" < 13'11" x 9'6" < 12'6")
- **REFITTED EN SUITE SHOWER ROOM** 1.33m x 2.52m x 0.97m < 1.79m (4'4" < 8'3" x 3'2" < 5'10")
- **BEDROOM TWO** 3.58m x 3.18m < 3.84m (11'9" x 10'5" < 12'7")
- **BEDROOM THREE** 2.87m x 3.56m x 2.83m (9'5" < 11'8" x 9'3")
- **BEDROOM FOUR** 3.03m x 2.66m < 3.11m (9'11" x 8'8" < 10'2")
- **REFITTED FAMILY SHOWER ROOM** 2.37m x 1.90m (7'9" x 6'3")

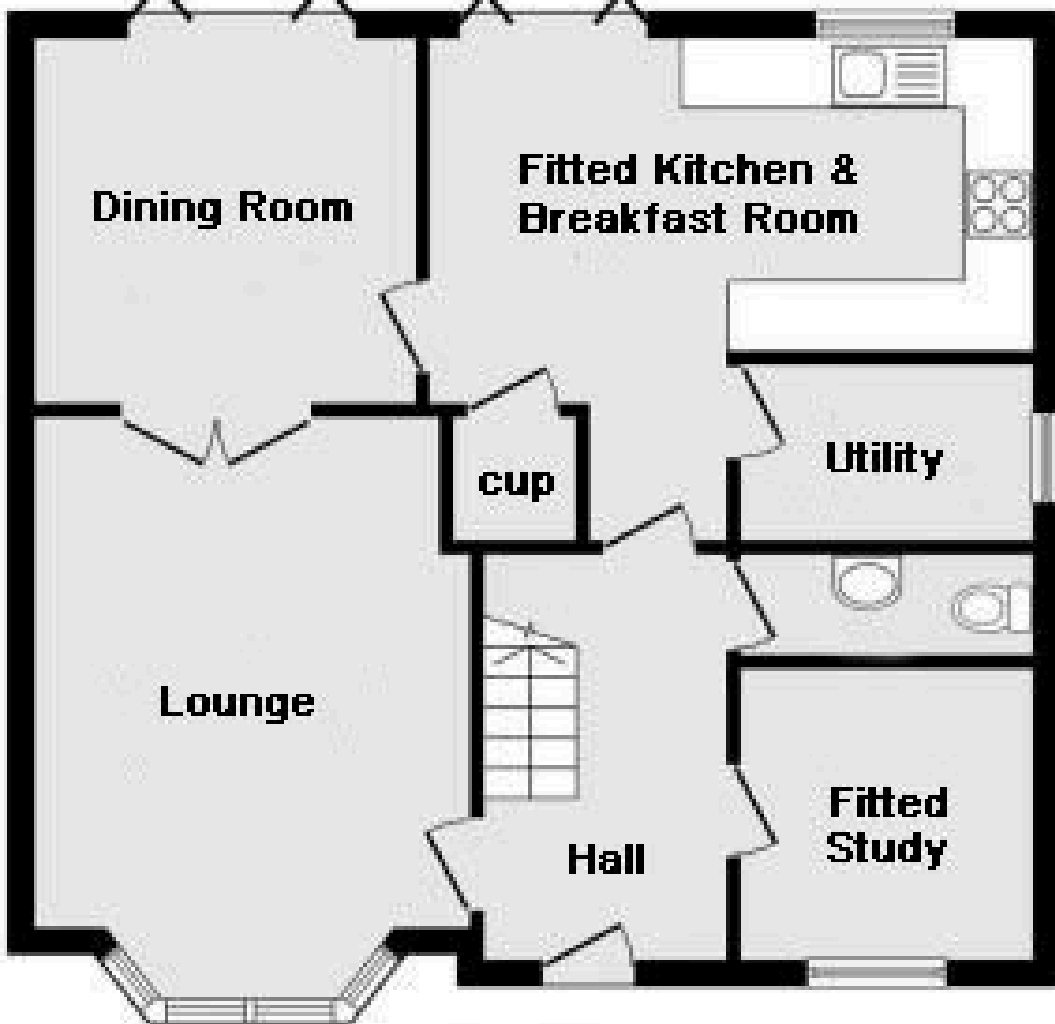
## OUTSIDE

- **DETACHED DOUBLE GARAGE** 5.53m x 5.25m (18'1" x 17'2") (Door widths 2.11m 6'11")
- **PARKING** The garage is approached over a tarmac drive providing off-road parking for three cars.
- **GARDENS** The house occupies a corner plot with a private tiered garden.

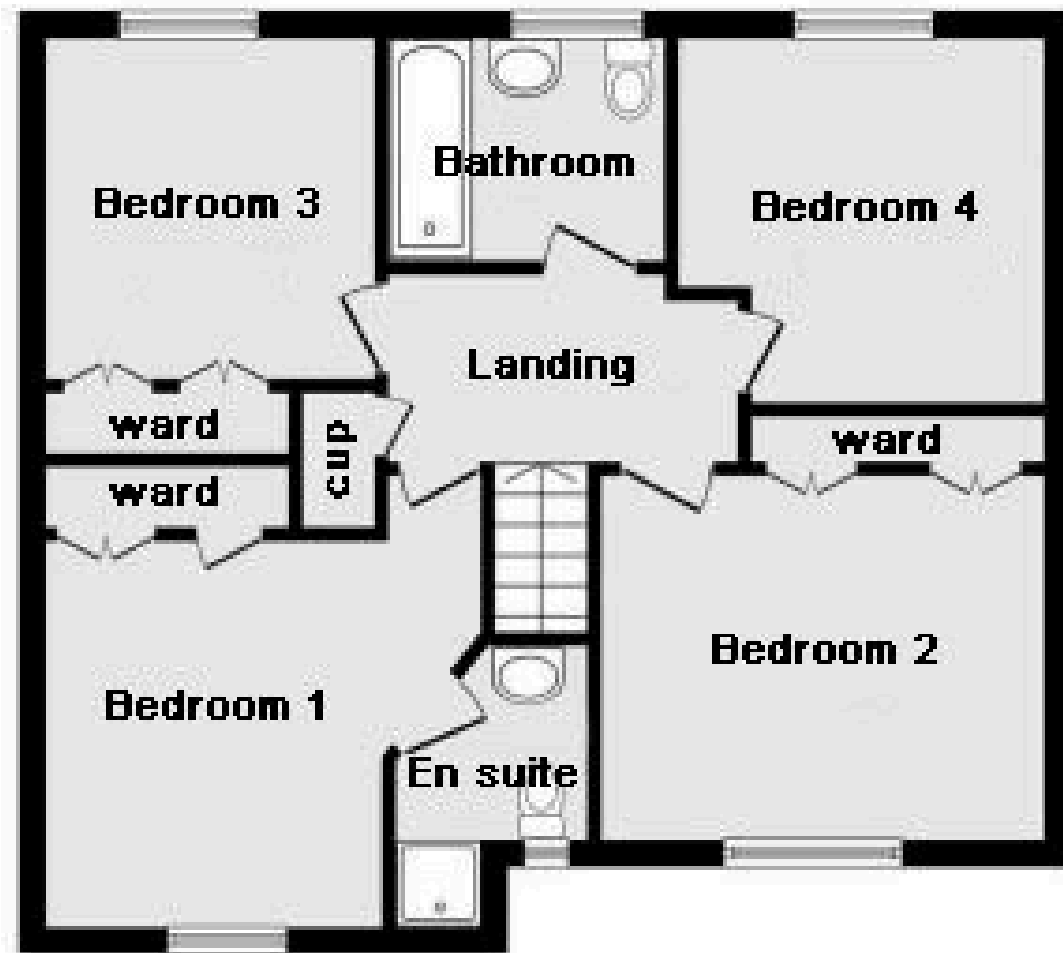
## DIRECTIONS

- From Redditch town centre: take the A441 Alcester Highway, following the signs for Evesham. At the end of the highway take the first island exit into Rough Hill Drive, then the third exit at the next island into Woodrow Drive. Take the first turning on the right into Nine Days Lane and follow the road almost to the end, where the property will be found on the right, as indicated by the agent's 'for sale' board.





**Ground Floor**



**First Floor**

**Not to scale**

**For general guidance purposes only and not to be taken as a statement of fact**

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