



Tack Farm Barns  
Private

LILLY COTTAGE HEWELL LANE, BROMSGROVE, B97 6QH  
ASKING PRICE £525,000

This stunning three bed detached property is set very close to Tardebigge, on the outskirts of Redditch. As such the location offers easy access into either Bromsgrove or Redditch. This impressive property was originally a farm cottage, entirely re-built and purchased by our sellers in 2002. This idyllic setting means views are available in abundance!!!!

This stunning property offers; generous living room (front-to-back), open plan reception entrance/dining room, guest WC, re-fitted breakfast kitchen with many integrated appliances, three bedrooms, stunning en-suite shower room to Bed 1, family bathroom.

Outside- Electric double gates open to a detached double garage, ample parking facility, rear garden with views over fields and small front garden area. Viewing is essential.

Council Tax band-

EPC Rating-

Tenure-



### Approach

Via the courtyard into Tack Barns, Lilly Cottage has its own double electric gates opening to the rear garden, driveway and leading to the detached double garage. In addition there is a personal side gate leading around to the main entrance at the front, via the foregarden.

### Reception Room/Dining Room

16'0" max x 11'5" max (4.89m max x 3.48m max)

An open plan entrance area leads to the stairs to the first floor, to a door to the Guest WC, to the doors to the Breakfast Kitchen and to door to the Living room. The main Dining room area leads off to one side.



### Living Room

24'2" max x 11'9" max (7.38m max x 3.60m max)

Being an impressive 'front-to-back' room with doors leading out to the rear garden.



### Guest WC

With WC and wash hand basin.

### Kitchen Diner

15'8" max x 11'11" max (4.80m max x 3.64m max)

With a range of integrated appliances, granite work tops and additional door out to the rear garden.



### First Floor Landing

With loft access, doors off to bedrooms and bathroom, and sliding doors leading into a walk-in wardrobe/American style closet.

### Bedroom One

16'4" max x 10'5" max (5.00m max x 3.2m max)

With door off to;



### En-suite Shower room

8'2" max x 7'2" max (2.50m max x 2.20m max)



### Bedroom Two

10'8" max x 10'5" max (3.27m max x 3.20m max)

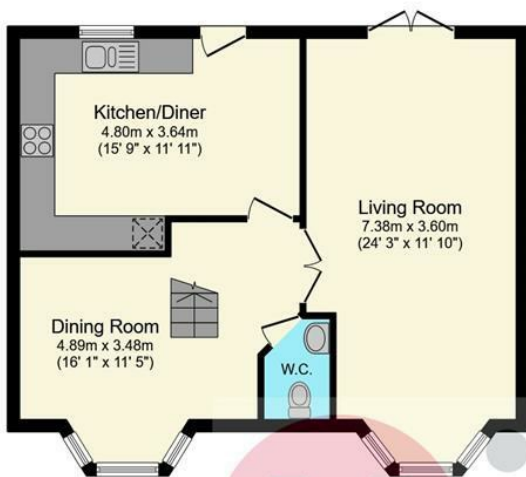


### Bedroom Three

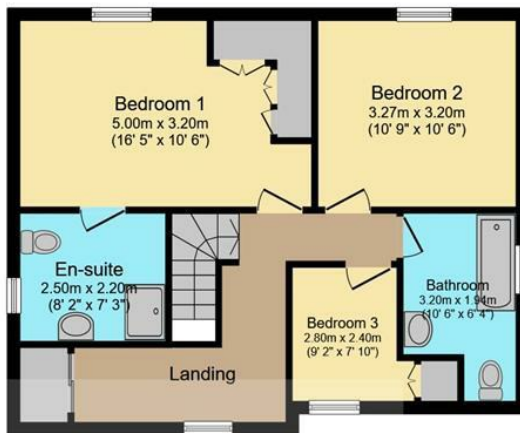
9'2" max x 7'10" max (2.80m max x 2.40m max)



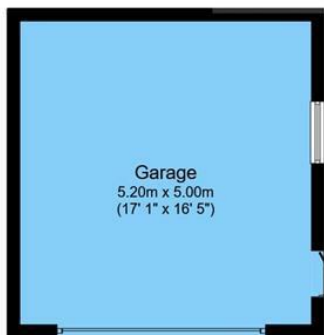




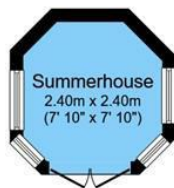
Ground Floor



First Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		74	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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