



30 NINE DAYS LANE, REDDITCH, B98 7TE  
£475,000

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME, LOCATED ON THE EVER-POPULAR WIREHILL ESTATE OF REDDITCH WITH DETACHED DOUBLE GARAGE!!! THIS PROPERTY MUST BE VIEWED TO APPRECIATE THE OVERALL FINISH AND SIZE OF ACCOMMODATION ON OFFER.

This impeccably presented home has undergone a schedule of comprehensive refurbishment by the current owner over the last 2/3 years including new windows & doors, flooring and heating throughout, oak doors internally, new kitchen, bathroom and en-suite.

This beautiful property is set on an end/corner plot and the ground floor offers; living room with log burner, separate dining room with bi-fold doors, a lovely fitted breakfast kitchen (with many integrated appliances) and further bi-fold doors to the rear garden. There is also a study, utility room, guest WC and pantry/under stairs storage. To the first floor are four double bedrooms, the largest with a stunning en-suite and built-in wardrobes, two other bedrooms also benefit from built in storage, along with a modern main shower room.

To the outside is a garden with paved patio area and steps leading up to a further tier that is grassed. At the side of the property is a spacious driveway and double detached garage with electric roller doors.

Viewing is strongly advised.

EPC - In progress.



**Approach**  
The property is approached via a lawned area to the front, block paving to the front door and tarmac driveway to the side of the property where the detached double garage sits.



**Living Room**  
15'5" max x 12'4" max (4.70 max x 3.76 max )  
With bay window, log burner and double doors leading through to the dining room.



**Kitchen**  
16'3" max x 8'8" max (4.97 max x 2.65 max )  
Brand new kitchen with two built in single ovens, 5 burner gas hob, built in microwave, Quooker boiling water tap, integrated fridge and integrated slimline dishwasher and wine cooler, along with bi-fold doors opening out into the garden and under stairs storage cupboard



**Dining Room**  
11'0" max x 9'10" max (3.36 max x 3.02 max )  
Dining room with bi-fold doors out to the rear garden and double internal doors into the living room



**Office/Study**  
8'1" max x 7'11" max (2.48 max x 2.42 max )  
With built in storage and bookcases offering an ample office/study and Herringbone flooring



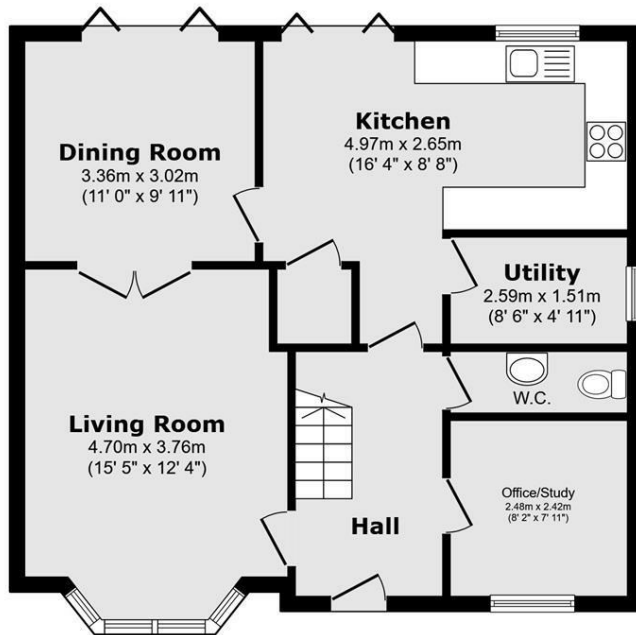
**Utility room**  
8'5" max x 4'11" max (2.59 max x 1.51 max )  
With built in storage cupboards and space for appliances



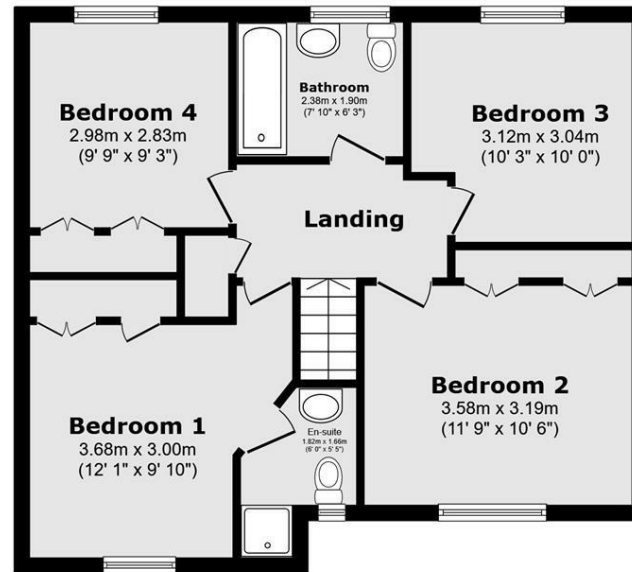
**Guest WC**  
With basin and WC





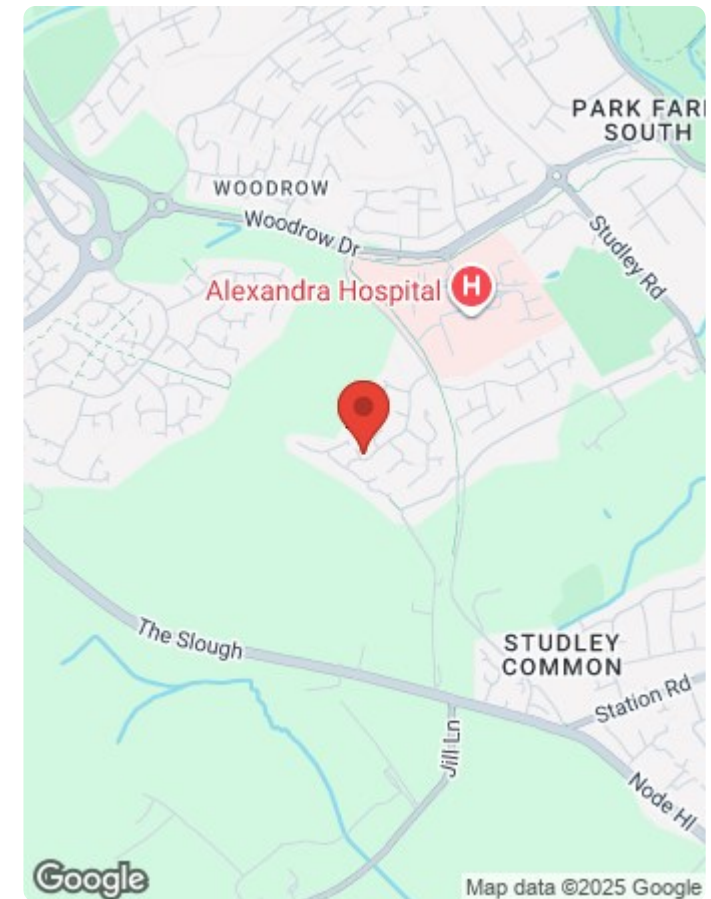


Ground Floor



First Floor

Total area (approx.): 127.0 sq.m. (1,367 sq.ft.)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| 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) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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