





## Hewell Lane, Tardebigge, Redditch, B97 6QH

£475,000

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- Wonderfully Appointed Former Farm Cottage
- Beautifully Finished Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Dining Kitchen
- Main Bathroom, En-Suite to Master and Guest WC
- Gated Driveway and Detached Double Garage
- Set in Stunning Grounds with Open Views
- Views to Neighbouring Countryside
- Viewing Highly Recommended



This wonderfully appointed three-bedroom detached home, formerly a farm cottage, is located on the outskirts of Redditch in Tardebigge. Surrounded by breath-taking countryside views, the property boasts beautifully presented interiors, meticulously maintained gardens with open views, ample gated off-road parking, and a detached double garage.



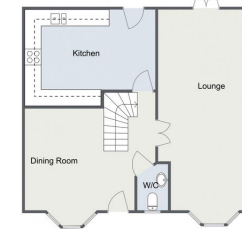




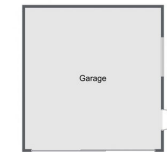


## Hewell Lane, Tardebigge

### Ground Floor



Total Area Approx  
146.8 Sq M  
1,580.14 Sq Ft



### First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



### Energy performance certificate (EPC)

Lily Cottage Hewell Lane REDDITCH B97 6QH	Energy rating	Valid until: 14 May 2034
	C	Certificate number: 1334-3025-3305-0005-8292
Property type	Detached house	
Total floor area	108 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be A.

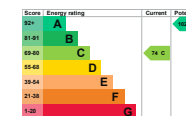
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



For more information on this house or to arrange a viewing please call the office on:

**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.



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