



## Pumphouse Lane, Redditch

- Bespoke 5 bedroom detached home
- Desirable location
- Landscaped Rear Garden
- Finished to an exceptional standard
- 3 Bathrooms
- Double garage with EV charging point

**Guide Price £700,000**

**Tenure: Freehold**

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# Pumphouse Lane, Redditch

## DESCRIPTION

A rare opportunity to acquire a select bespoke five-bedroom detached home, situated in the ever sought after area of Webheath, bordering the Worcestershire countryside.

This property needs to be seen to appreciate but this extremely well-appointed layout briefly comprises entrance hallway, reception room, open plan kitchen, dining and family area with bi-folding doors to the rear, adjoining utility and guest cloakroom to the ground floor. The first floor boasts stairs and landing, five bedrooms, two en-suites and a spacious house bathroom.

A low maintenance and enclosed landscaped garden is presented to the rear.

A driveway and integral double garage are also provided with a fitted EV Charger.

The property is near to well-regarded primary and first schools and local amenities.

Webheath is a well-regarded residential area of Redditch, popular with families and commuters alike. Redditch Town Centre offering a wider range of amenities including the Kingfisher Shopping Centre, restaurants, and leisure facilities. Excellent transport links are close by, with Redditch Train Station providing direct links to Birmingham, and the M42 and M5 motorways easily accessible for onward travel.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Band B

Local Authority: Redditch Borough Council

Council Tax Band: F

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property ? Call Edward or Trace



## Pumphouse Lane, Redditch, B97

Approximate Area = 1732 sq ft / 160.9 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 1957 sq ft / 181.8 sq m

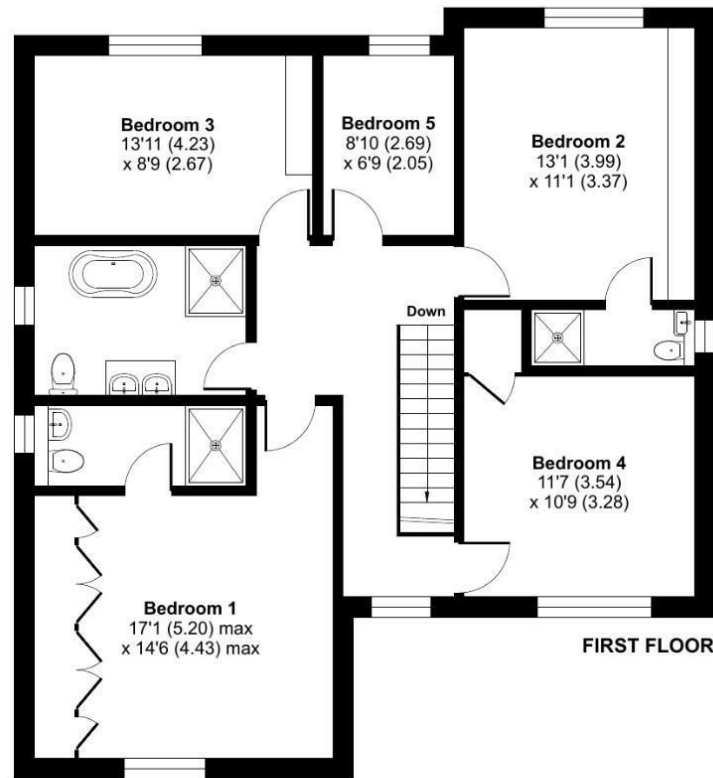
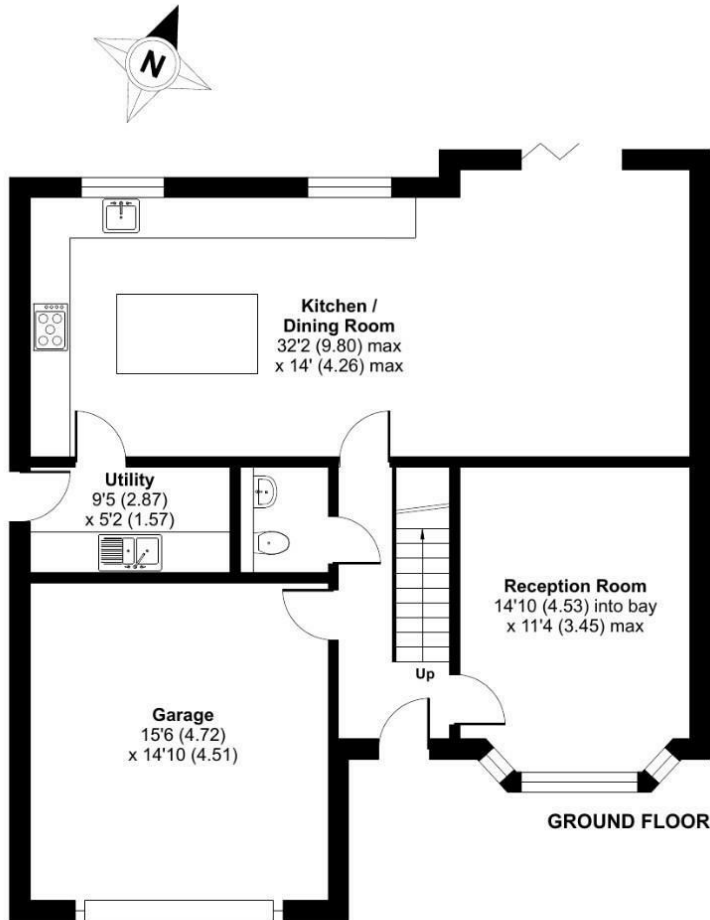
For identification only - Not to scale

Council Tax: F

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Hunters Estate Agent. REF: 1396004

## Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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