



Mill Cottages , Marlfield Lane
Redditch, B98 8PU

Guide Price £350,000



PLOT 1, MILL COTTAGES PRELIMINARY RELEASE - Mill Cottages form part of the development in the grounds a former historic water powered paper mill set in a secluded position at the head of a tree lined lane with the original mill pond behind adjoining properties still very much a feature of this quiet corner of Town. Whilst access to the Town Centre is a very short drive or even within walking distance, the location has a distinct semi rural feel being within a short stroll of Arrow Valley Park & Lake.

Plot 1 is the largest of this collection both in terms of accommodation and outside space benefiting from a large garden with potential for extra parking - Reception Hall, Guest Cloaks/WC, Fully Fitted Kitchen, Good Size Living Room, Landing, Principle Bedroom with Ensuite Shower, 2 Further Bedrooms & Bathroom.

Great care and thought has been given by local developers to the design of this homes to create comfortable well planned living space which is often hard to find in larger developments.

This phase of the development comprises the conversion of a former factory into 5 high spec homes with allocated parking with specification to include:

Specification

- * Karndean Type Flooring Downstairs
- * Fitted Kitchens with integrated oven, induction hob, extractor, fridge/freezer, dishwasher & automatic washing machine
- * Underfloor heating downstairs sitting on 150mm pir board & 150mm jab lite flooring
- * EV charging point
- * Solar panels (battery available as optional extra)
- * Fitted Carpets to stairs & bedrooms
- * Contemporary style bathrooms fully lined in moisture boards
- * Good sized private gardens with full width sandstone patios & fully turfed
- * Double glazed windows & doors (A rated) with argon filled glass for maximum efficiency



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- * 3 Phase electric supply feeding ultra efficient 3 phase electric boiler providing instant hot water
- * 10 Year construction warranty provided by ICW
- * Freehold Tenure

Some choices may be available on early reservations so contact JEREMY MCGINN & CO LAND & NEW HOMES for more information on 01789 86816





Tax Band: New Build

Council: Redditch Borough Council

Tenure: Freehold



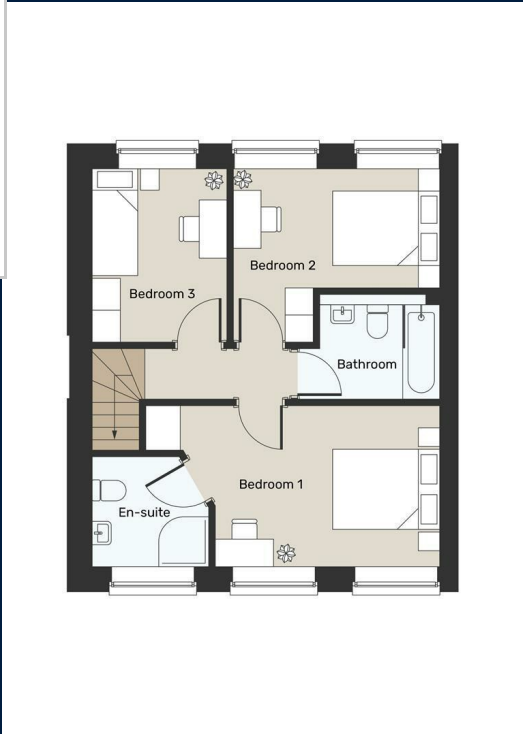
Redditch became a prominent Town with north east Worcestershire as a major centre for the manufacture of needles and fishing tackle and there are many of the original red brick factories still evident today.

More latterly, the Redditch has evolved as a well planned Town with much development over the last 30 years including an excellent road system and extensive social, retail and sporting amenities. The Town is situated around 15 miles south of Birmingham to which there are regular rail services making this an excellent place from which to commute.

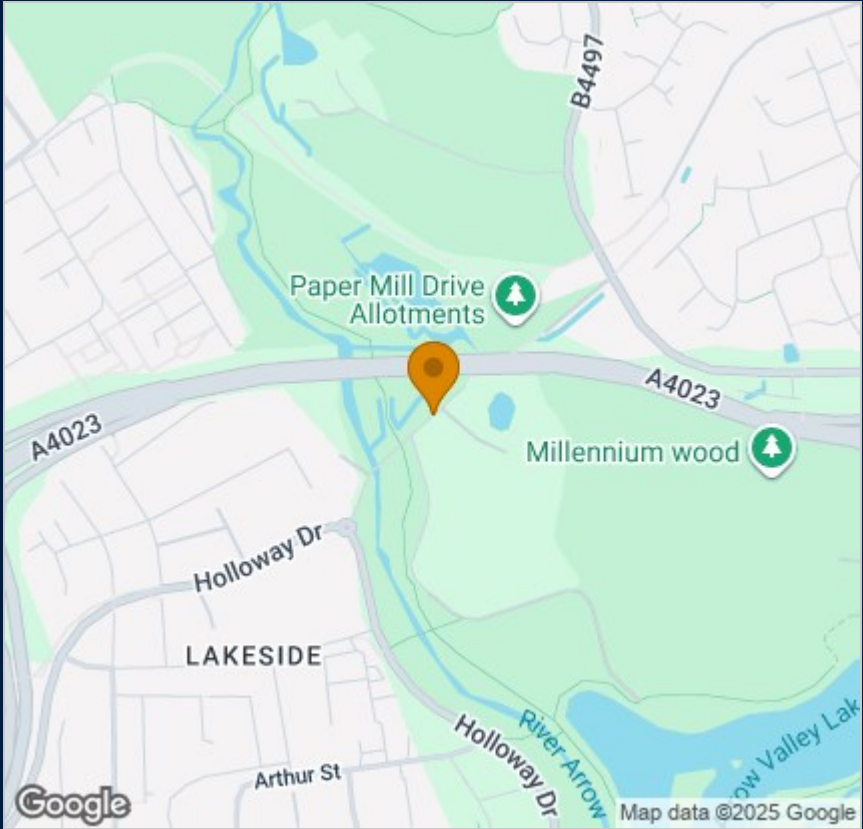
Access to the Midland motorway network s exceptional with the M40, M42 & M5 all being with a short drive.



Floor Plan



Map



Energy Performance

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |



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