



Mill Cottages , Marlfield Lane
Redditch, B98 8PU

Guide Price £275,000



SHOW HOME NOW AVAILABLE – MILL COTTAGES, MARLFIELD LANE, REDDITCH, B98 8PU

Mill Cottages form part of a new development in the grounds a historic former water mill, enjoying a tucked away secluded position at the end of a tree lined lane. 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.

PHASE 1 comprises the conversion of a former factory into five brand new high specification homes including four two bedroom homes and one three bedroom home, all benefitting from private parking for at least 2 vehicles.

Being a small-scale development, constructed by local developers, great care and thought has been given to the design and finish of these high spec homes, to create comfortable and contemporary living space.

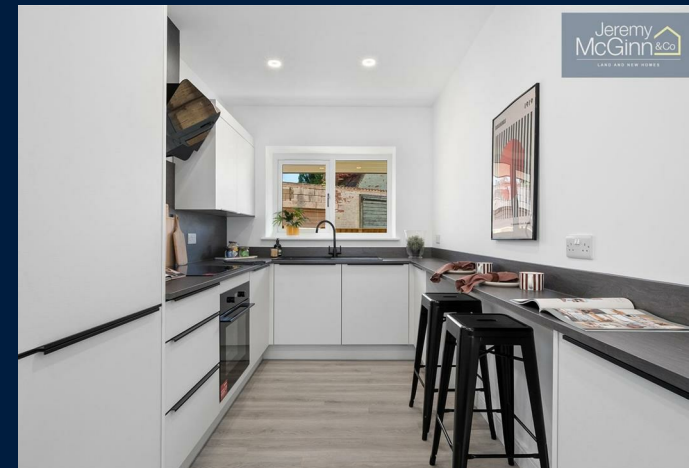
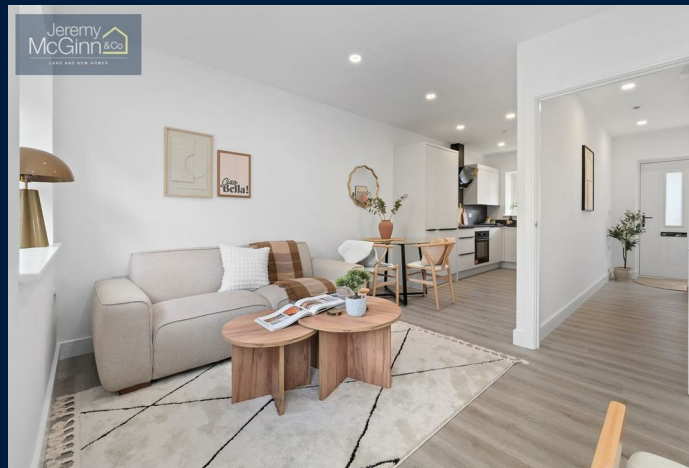
Plot 5 comprises an end of terrace house offering centrally heated/double glazed accommodation including - Hallway, Guest Cloaks/WC, Open Plan Living Room, Fully Fitted Kitchen including oven, hob, extractor, fridge/freezer, dishwasher & washing machine, Landing, 2 Double Bedrooms & Bathroom.

Specification includes;

- * Karndean Type Flooring Downstairs
- * Fitted Kitchens with integrated oven, induction hob, fridge/freezer, dishwasher & washing machine
- * Underfloor heating downstairs
- * EV charging point and solar panels (battery available as extra)
- * Fitted carpets
- * Contemporary style bathroom
- * Good sized private gardens with full width sandstone patios & fully turfed
- * Double glazed windows & doors (A rated) with argon filled glass for maximum efficiency
- * 3 Phase electric supply feeding ultra efficient electric boiler providing instant hot water
- * 10 Year construction warranty provided by ICW
- * Freehold Tenure

Plots 1-4 are available for purchasers to have an input on their choice of some finishings.

Plot 5 is build complete.





Tax Band: New Build

Council: Redditch Borough Council

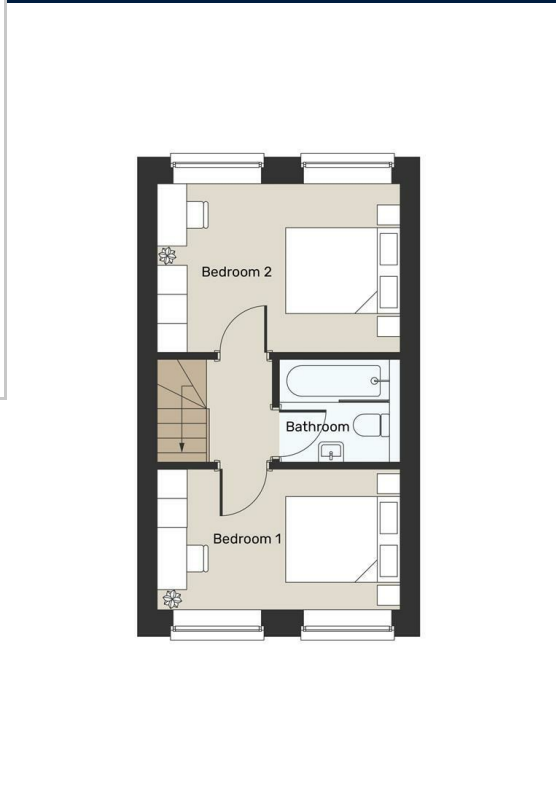
Tenure: Freehold

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.

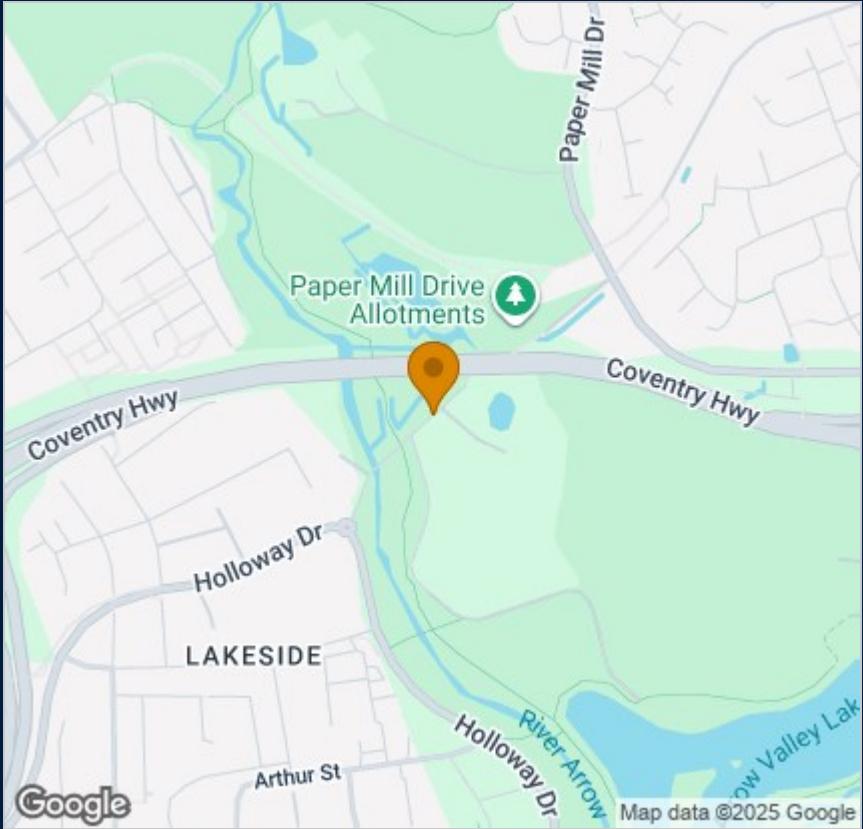
More latterly, the Redditch has evolved as a well planned Town with much development over the last 30 years including an excellent road system and extensive social, retail and sporting amenities. The Town is situated around 15 miles south of Birmingham to which there are regular rail services making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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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