



Pumphouse Lane, Redditch

- Detached family home
- Two receptions rooms
- Tasteful fitted kitchen
- Gated driveway
- Self contained Annex
- Sun room
- South-facing garden
- No onward chain

Guide Price £625,000



Tenure: Freehold

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Pumphouse Lane, Redditch

DESCRIPTION

Located in the ever sought-after village of Webheath bordering the Worcestershire countryside, Osdale is a substantial, detached, family home offering exceptional space and versatility.

This tasteful family home boasts two reception rooms, breakfast kitchen, cloakroom, utility room, sun room, five good sized bedrooms with the main bedroom offering an en-suite.

The unique selling point of this property is a self contained annex provided to the rear providing additional living accommodation.

Boasting a south facing garden to the rear with a gated driveway to the front.

No onward chain.

In the catchment of good local first and primary schools.

Tenure: Understood to be Freehold

Council Tax Band: G.

Estate Agents are now required by law to conduct anti-money laundering checks on all buyers of any property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £35 plus VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

To complete our quality service, Hunters Redditch is pleased to offer the following:-

Free Valuation: Please contact Tracey or Edward at the office 01527 60889 to make an appointment.





Pumphouse Lane, Redditch, B97

Approximate Area = 3344 sq ft / 310.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1333418

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>



Council Tax: G

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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			The image shows two side-by-side bar charts. The left chart is the Energy Efficiency Rating (A-G) and the right chart is the Environmental Impact (CO₂) Rating (A-G). The Energy Efficiency chart has a green arrow pointing to 78, and the Environmental Impact chart has a green arrow pointing to 91. The bars are color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The Environmental Impact chart has a grey background for ratings D, E, F, and G.	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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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