



## 18 HITHER GREEN LANE, REDDITCH, B98 9BW

**OFFERS OVER £700,000**

THIS VAST THREE/FOUR BEDROOM DETACHED PROPERTY IS SET ON ONE OF THE MOSTLY HIGHLY REGARDED ROADS IN REDDITCH, AND BACKS ONTO THE ABBEY PARK GOLF COURSE!!!

This superb property has been vastly extended, and as such offers extremely spacious & versatile accommodation, set in an enviable location. The property offers; living room, dining room, large family room, kitchen, breakfast room, very large Orangery, guest WC, three main bedrooms (there is an additional bedroom but this is accessed via the smallest of the three bedrooms, en-suite to the master, and further en-suite to the 'additional bedroom', family bathroom, and dressing room to bedroom two.

Outside there is a double detached garage and block paved driveway, and a well established garden at the rear which has been left with an open aspect- overlooking the 9th fairway of Abbey Park golf course!! The property is offered with no onward chain.

As our images show, parts of the property are very modern and beautifully presented, but as you can see, parts of this property will require updating.

### Approach

At one side of the property is a detached double garage, side gate access to the rear garden and main front entrance is via a canopied entrance porch, with main entrance door into;

### Entrance Hall

With stairs to the first floor, doors lead off initially to Guest WC, Kitchen and Dining room.

### Guest WC

Requiring updating and fitting out.

### Dining Room

10'9" max x 9'4" max (3.30m max x 2.86m max )



With opening leading into;

### Living Room

21'1" max x 11'8" max (6.45m max x 3.56m max )



### Kitchen

14'2" max x 7'10" max (4.34m max x 2.41m max )



With many integrated appliances, an archway leads through to;

### Breakfast Room

13'10" max x 8'0" max (4.22m max x 2.45m max )



With double doors to the Orangery and to the Family Room.

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## Family Room

16'8" max x 16'3" max (5.09m max x 4.97m max)



(Converted from the original double garage).

## Orangery

23'9" max (17'0") x 17'8" max (7.26m max (5.20m) x 5.39m max )



## Landing

Leads off to Bedrooms One, Two and three and bathroom.

## Bedroom One

15'10" max x 13'0" max (4.84m max x 3.98m max (3.50m))



This room has restricted head height in part due to the Dormer style of the window. Door into;

## En-suite

8'0" max x 5'7" max (2.45m max x 1.71m max )



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### Bedroom Two

12'5" max (10'0") x 9'7" max (3.81m max (3.06m) x 2.94m max )



With an opening leading through into;

### Dressing Room

11'9" max into ward's x 8'3" max (3.60m max into ward's x 2.52m max )



With two sets of fitted wardrobes.

### Bedroom Three

10'9" max x 8'1" max (3.30m max x 2.47m max)



Which in-turn has an archway leading into;

### Additional Bedroom

18'8" max x 8'0" max (5.71m max x 2.45m max )



Door leads into;

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## En-suite

7'8" max x 7'8" max (2.36m max x 2.36m max)



Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

## Double Garage

17'8" max x 16'9" max (5.40m max x 5.11m max)

With electric up and over door and side personal door.

## Rear Garden



The agent feels to be a particular feature of this property- having been left open at the rear, allowing a very open outlook onto Abbey Golf Course. A pretty mature garden with patio area, lawn, shrubs and trees.

## AGENTS NOTE

WHILST WE REFER TO AN 'ADDITIONAL', POSSIBLE 'FOURTH' BEDROOM, WE MAKE CLEAR THAT THE PROPERTY MUST OFFICIALLY MARKETED AS A THREE BEDROOM HOUSE, AS ACCESS TO THIS ADDITIONAL BEDROOM IS VIA THE SMALLER BEDROOM (THREE). TO OFFICIALLY BE MARKETED AND SOLD AS A FOUR BEDROOM IN THE FUTURE, IT WOULD HAVE TO BE ADAPTED IN ITS LAYOUT. THE AGENT MAKES THIS STATEMENT FOR CLARITY OF THIS POINT.

## AGENT DISCLAIMER

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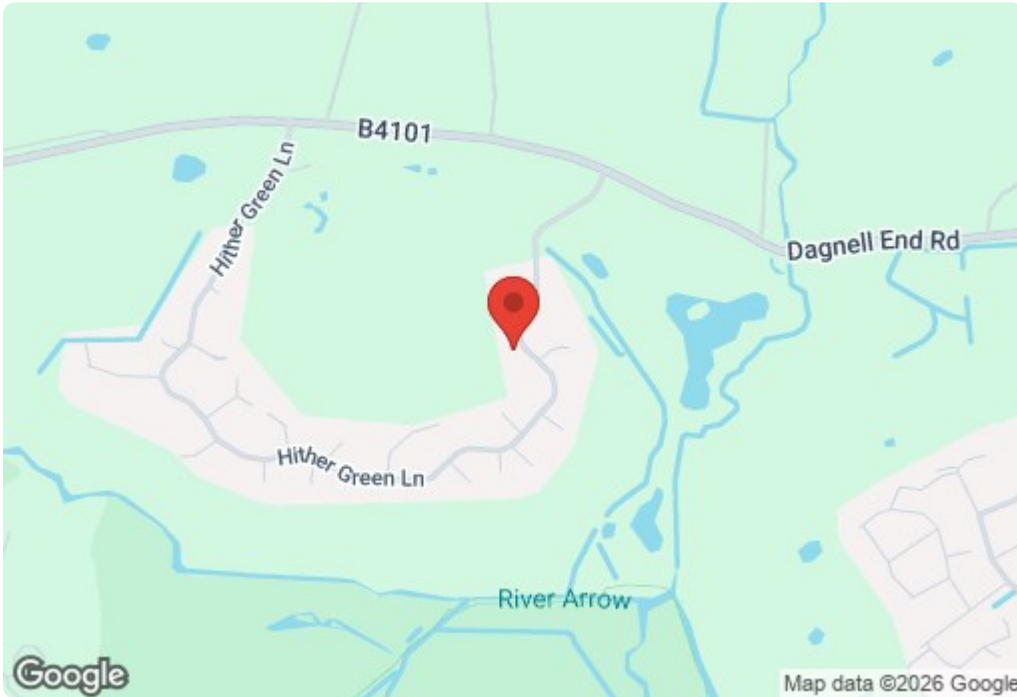
GROUND FLOOR  
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 2543 sq.ft. (236.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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