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Andrew Grant



4 Hither Green Lane



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Redditch, B98 9BW

Situated on Hither Green Lane, long regarded as one of Redditch's most desirable addresses, this extended home offers six bedrooms and a dedicated office, providing generous space for family life, guests and working from home.

6 Bedrooms | 3 Bathrooms | 4 Receptions | Integral double garage

Offering considerable potential for modernisation, this detached home provides generous accommodation and an opportunity for buyers to update and adapt the space to suit their needs. The ground floor centres around a spacious hallway, with two reception rooms, a kitchen and adjoining dining room offering scope for reconfiguration. A separate utility room connects to the double garage, while upstairs, the bedrooms are served by an en suite, family bathroom and separate shower room. Outside, the rear garden offers further potential for landscaping, with a paved terrace and lawn, while a generous driveway provides ample parking.

2,033 sq ft (188.8 sq m)

Freehold

The ground floor

The kitchen and adjoining dining room occupy the rear of the home, with a broad archway connecting the two spaces. Their position overlooking the garden provides an opportunity to rethink the arrangement and create a kitchen and dining area suited to contemporary family life.

Sliding doors connect the dining room to the rear patio. The room has space for a family dining table, with the kitchen through one archway and the utility through another.

Leaded French doors frame the view of the rear lawn and open directly into the garden. The sitting room provides a second reception space that could serve a variety of purposes depending on the needs of the next owners.

At the front, the principal living room offers generous proportions and a traditional fireplace. Its size and separation from the other reception rooms provide flexibility for a more formal living area or an alternative arrangement.













Positioned off the entrance hall, the dedicated office provides a separate space for working from home, with the flexibility to accommodate other uses if required.

The utility room sits alongside the kitchen and dining room, with direct access to the rear garden and integral double garage. This practical arrangement offers a useful starting point for anyone considering changes to the ground floor layout.

An enclosed porch leads into the central entrance hall, where the staircase rises to the first floor. A guest cloakroom is positioned beneath the stairs, while the hall connects the principal reception rooms and garage.







The first floor

Two leaded windows face the front in the primary bedroom, where fitted wardrobes and a dressing recess provide storage along one side. The adjoining en suite has a bath, WC and vanity basin.

The second bedroom is a large double overlooking the rear garden. Its broad window and deep, regular shape leave space for bedroom furniture beyond the bed, with the family bathroom just across the landing.

The third bedroom is another double overlooking the garden, with fitted storage positioned within a recess. Together, these rooms demonstrate the generous bedroom accommodation available across the first floor.

















The fourth and fifth bedrooms both face the front, with leaded windows and space for bedside furniture. They sit either side of the front section of the landing, with the family bathroom close to the fourth bedroom.

Overlooking the rear garden, the sixth bedroom is currently used as a workspace. Alongside the dedicated ground floor office, this gives buyers considerable flexibility to accommodate home working, hobbies or changing family requirements.

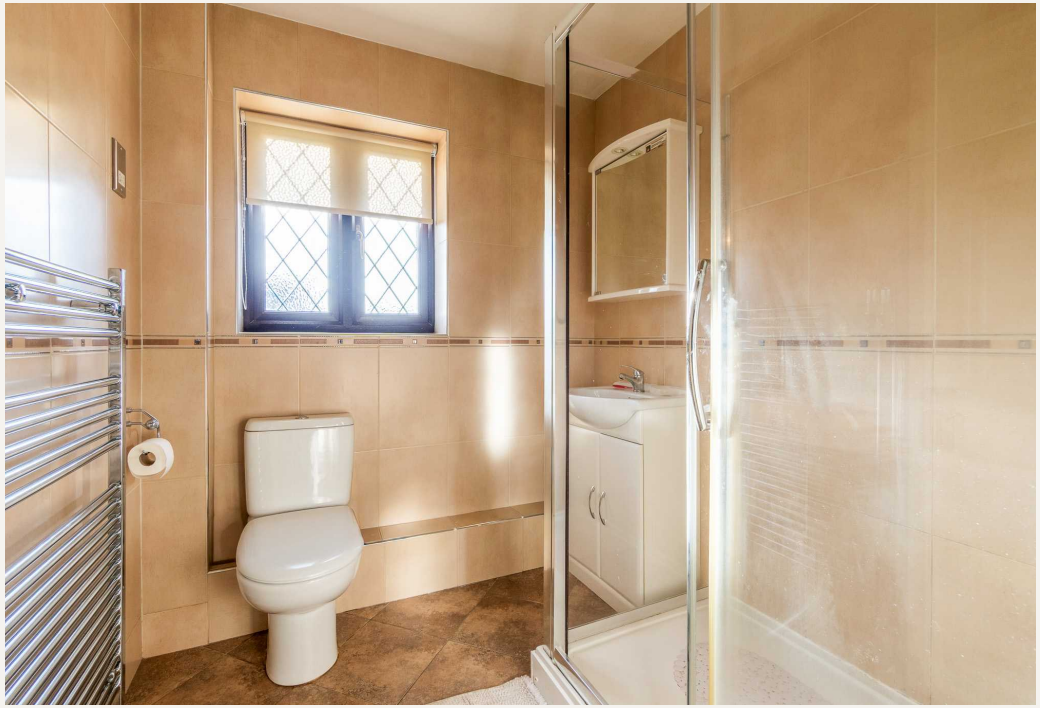
A family bathroom and separate shower room serve the bedrooms, providing a practical arrangement with scope for updating to individual preferences.













The garden and parking

A paved patio runs along the rear of the home, with room for a table outside the dining room and steps down to the lawn. The lawn extends around the side of the property and is bordered by fencing, with gated access from the front.

A private block paved driveway provides ample off road parking in front of the integral double garage, which has two separate vehicle doors. Lawn borders the drive and extends across the front of the home.







Location

Hither Green Lane is an established residential address in Redditch, long regarded as one of the town's most desirable places to live. The setting offers a balance of residential surroundings and convenient access to local amenities, with the Abbey Hotel and its golf course nearby.

Redditch town centre provides a wide range of shopping, dining and leisure facilities, including the Kingfisher Shopping Centre, independent businesses, restaurants and a cinema.

Families have access to a selection of schools across Redditch and the wider area, with primary and secondary education options available. The town also offers sports facilities, leisure centres and community amenities.

Redditch is well positioned for travel throughout Worcestershire and the West Midlands. The A441 provides access towards the M42 motorway, while Redditch railway station offers services to Birmingham via Alvechurch and Barnt Green.

For outdoor recreation, Arrow Valley Country Park offers extensive green space, lakeside walks and opportunities to enjoy the countryside. The surrounding area also provides access to golf courses, walking routes and the wider Worcestershire countryside.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

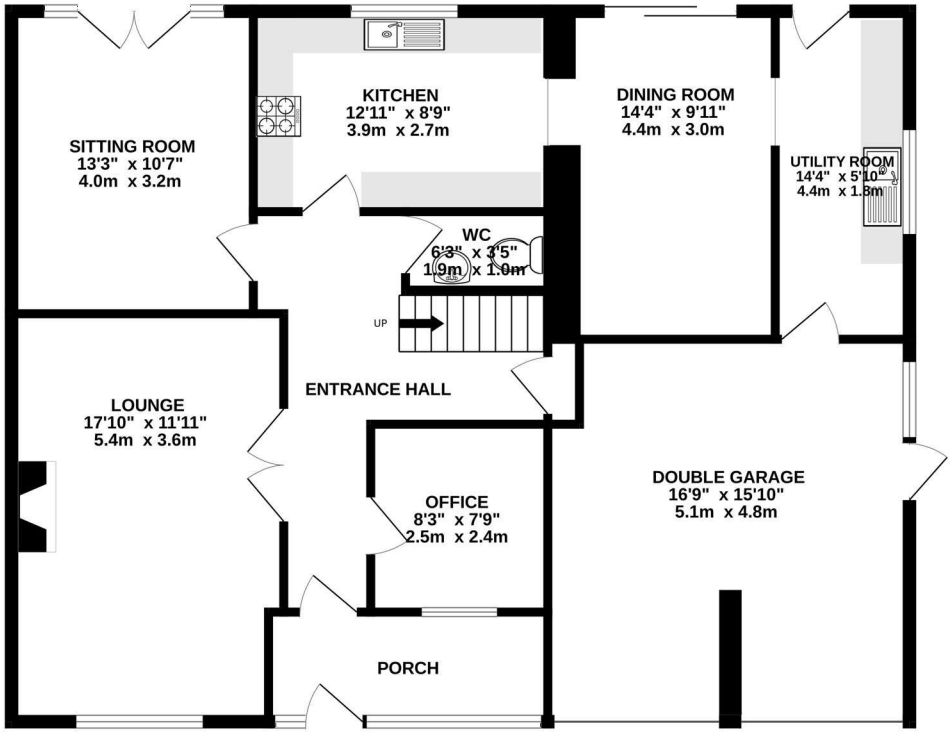
The EPC rating for this property is: C.

Council Tax

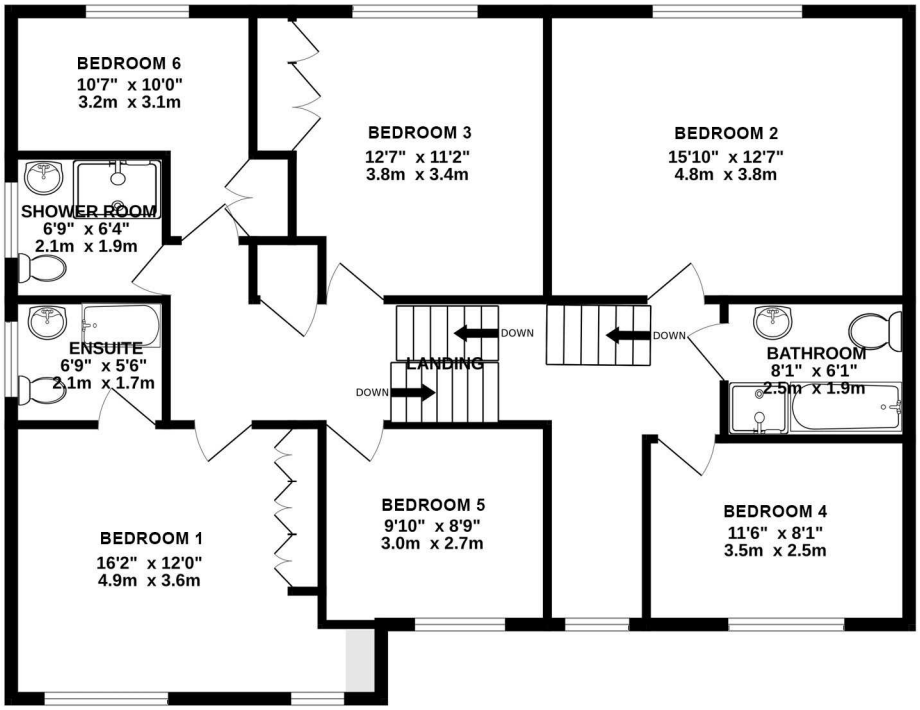
The Council Tax for this property is Band G.



GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.

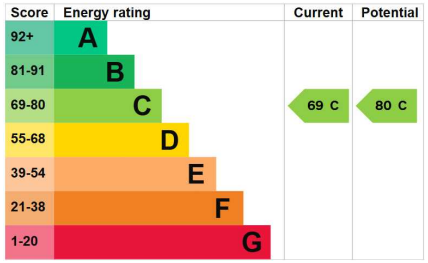


1ST FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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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