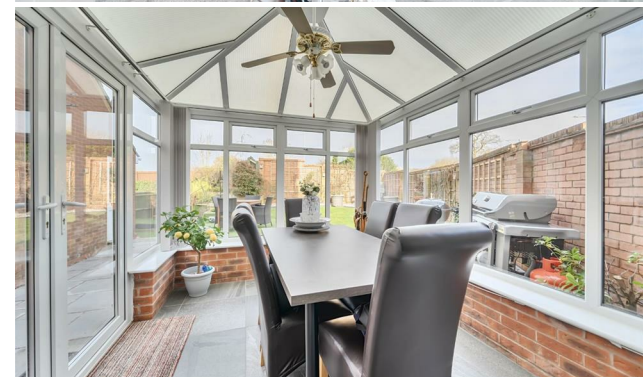




Appletree Lane, Redditch

Guide Price £400,000



Tenure: Freehold

HUNTERS®
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Appletree Lane, Redditch

DESCRIPTION

A great opportunity to acquire a much improved and well presented four bedroom detached house located in the ever popular area of Brockhill.

The ground floor comprises entrance hallway, reception room, kitchen/dining area, adjoining conservatory, utility and downstairs toilet.

The first floor comprises landing, two double bedrooms with the main bedroom boasting an en-suite and further house bathroom.

The second floor provides two further double bedrooms.

To the rear the property benefits from an appropriately sized enclosed garden giving access to the garage.

The property also benefits from a detached garage and driveway.

Brockhill is a popular residential area of Redditch, known for its modern developments and family-friendly setting. Local amenities are close by, with a wider range of shops, restaurants and leisure facilities available in Redditch Town Centre, including the Kingfisher Shopping Centre. Excellent transport links are nearby, with Redditch Train Station providing direct services to Birmingham, while the A441 offers convenient access to the M42 and M5 for onward travel.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: C

Local Authority: Redditch Borough Council

Council Tax Band: F

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



Appletree Lane, Redditch, B97

Approximate Area = 1505 sq ft / 139.8 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale

Council Tax: F

ENERGY PERFORMANCE CERTIFICATE

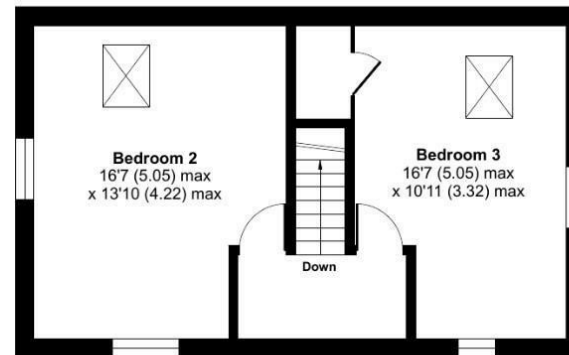
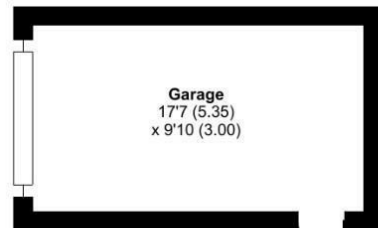
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
74	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

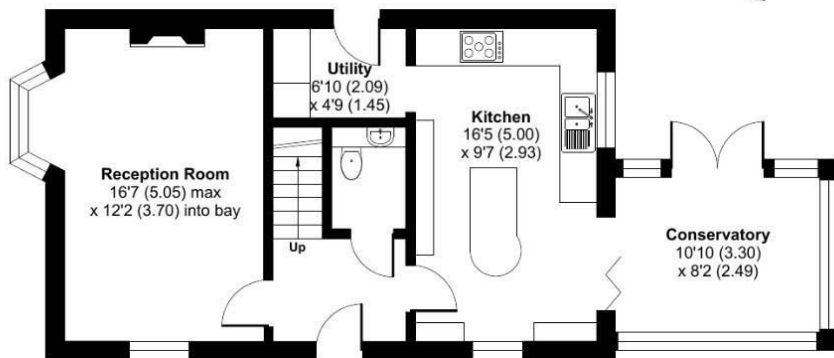
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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

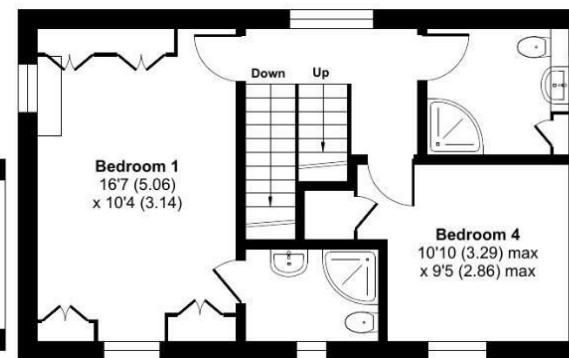
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Hunters Estate Agent. REF: 1420815

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

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redditchsales@hunters.com <https://www.hunters.com>

