





Harts are delighted to present this immaculate three-bedroom detached bungalow, beautifully extended and improved by the present owners, located on a good-sized corner plot in the highly sought-after Hither Green Lane area of Bordesley, Worcestershire.

Offering generously proportioned accommodation arranged thoughtfully for modern living, this exceptional home boasts a luxurious family bathroom, a stylish en suite to the main bedroom, and a fabulous conservatory that floods the space with natural light and offers delightful views over the mature, private rear garden. With a single garage, block paved driveway, and beautifully presented interiors throughout, this property is the perfect choice for discerning downsizers or families seeking a tranquil yet convenient lifestyle.

Situated in a prestigious residential road surrounded by the renowned Abbey Golf Course, the location benefits from a peaceful atmosphere while remaining within easy reach of local amenities, schools, and transport links. The area is well-regarded for its welcoming community feel, excellent green spaces, and a range of leisure options that make it ideal for those looking for both relaxation and convenience. Hither Green Lane's combination of natural beauty and accessibility adds to the appeal of this charming bungalow.

Upon entering, you are greeted by a well-proportioned and welcoming entrance hallway with access through to the generous living room, which serves as the heart of the home. The spacious room features a stunning antique fireplace that provides a striking focal point and adds character and warmth. The flexible layout has been designed to maximise natural light and comfort, making it an inviting space for both relaxing and entertaining. Adjacent to this is a well-proportioned breakfast kitchen, equipped with quality fixtures and fittings that provide a perfect environment for culinary pursuits and informal dining. Complementing the kitchen is a practical laundry/utility room conveniently located next door, and a versatile study ideal for those working from home or household management.

The property accommodation includes three elegantly decorated bedrooms, (one of which is currently utilised as a formal dining room) with the main bedroom benefiting from a luxury en suite bathroom finished to an high standard. The additional bedrooms are well sized and comfortably accommodate family or guests. The main family bathroom also exudes a sense of luxury, featuring classical style fittings and tasteful design elements that enhance the overall ambience.





One of the standout features of this bungalow is the fabulous conservatory, which commands enchanting views over the rear garden. This bright and airy space provides an ideal setting to unwind and appreciate the scenic surroundings. The mature, private garden has been lovingly maintained and includes a charming gazebo, a well-crafted arbour, and useful storage sheds — perfect for outdoor leisure, gardening, and entertaining alike. The single garage and block paved driveway offer practical off-road parking solutions, external lighting and being fully alarmed, adding convenience and security to this lovely home.

This beautifully presented bungalow is offered in impeccable condition throughout and represents a fantastic opportunity for those seeking a comfortable, stylish, and low-maintenance home in a desirable Worcestershire location. Early viewing is highly recommended to appreciate all that this remarkable property has to offer.





ADDITIONAL INFORMATION

TENURE: Freehold Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.



COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.



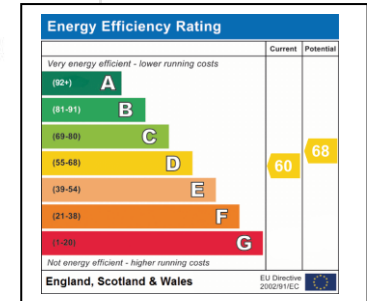
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Internal Living Area 1,615 square feet / 150.05 square metres (including garage 19.33 square metres)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS