

**AP MORGAN**



**Bilbury Close, Redditch, Worcestershire**  
Offers in excess of £295,000

### Features:

- Semi-detached bungalow
- Fitted kitchen with 'Neff' appliances
- Generous living and dining space
- Three good-sized bedrooms
- Shower room
- Low maintenance rear garden
- Block-paved driveway
- EPC Rating: D

### Description:

A well-presented semi-detached bungalow boasting three bedrooms and a generous living space. This property is well positioned in the sought-after residential area of Walkwood, Redditch.

To the front of the property is a block-paved driveway providing off-road parking space.

The accommodation briefly comprises: Entrance hallway, fitted kitchen with integrated Neff appliances (electric hob, oven and microwave) along with an integrated washing machine, generous living room and dining area with dual aspect windows and a feature fireplace, a good-sized conservatory with views and access to the rear garden, and a separate home office/store area. The accommodation is complete with three well-proportioned bedrooms and a modern shower room.

Outside to the rear is a private and low maintenance garden, laid to paved patio slabs with mature planted borders and fenced boundaries.

Well positioned in the highly sought-after area of Walkwood, the property is a short distance from Morton Stanley Park, bus routes, and well-regarded local schools. Redditch Town Centre is 2.5 miles away, and boasts an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations. National motorway networks M5 and M42 are easily accessible.



**Details:**

**Entrance Hall**

**Living Room** 17'4" x 9'8" (5.28m x 2.95m)

**Dining Area** 4'9" x 9'8" (1.45m x 2.95m)

**Conservatory** 11'4" x 11'2" (3.45m x 3.4m)

**Home Office/Store** 4'9" x 8' (1.45m x 2.44m)

**Bedroom One** 8'3" x 12'6" (2.51m x 3.8m)

**Bedroom Two** 8'3" x 6'3" (2.51m x 1.9m)

**Bedroom Three** 9'4" x 8' (2.84m x 2.44m)

**Shower Room** 8'7" x 5'9" (2.62m x 1.75m)



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

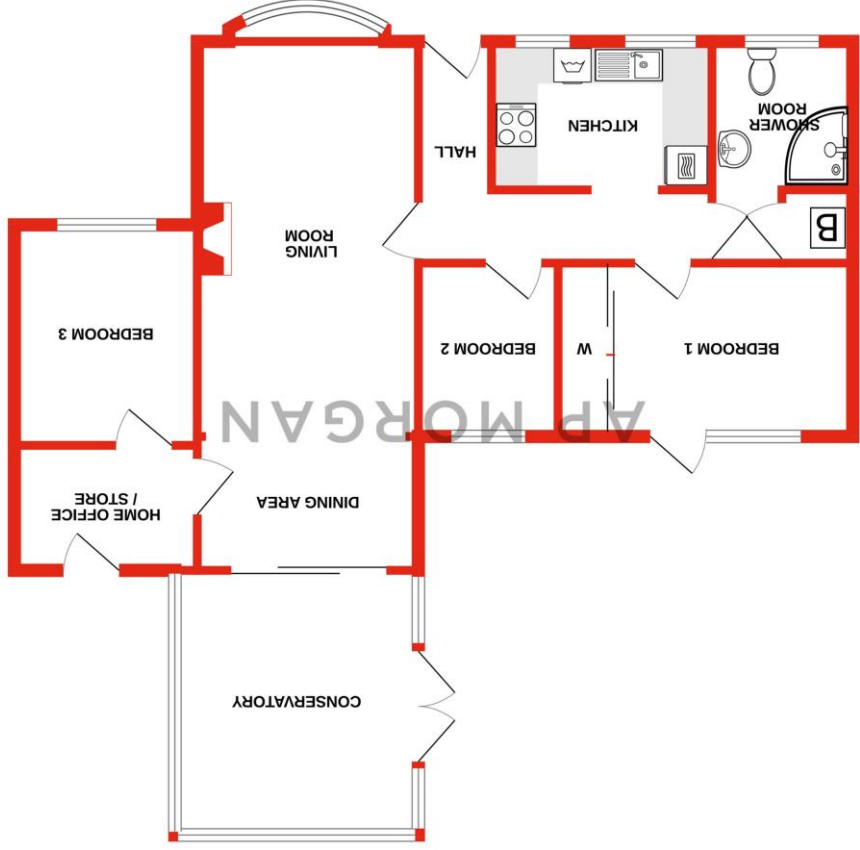
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.