

AP MORGAN



Newport Close, Walkwood, Redditch
Offers in excess of £440,000

Features:

- Four-bedroom detached family home
- Spacious and open plan lounge & dining room
- Fitted kitchen with integral appliances
- Ground floor study
- Four double bedrooms
- Generous garden
- Drive space for parking multiple cars
- EPC-C

Description:

This well-presented four-bedroom detached property in Walkwood, providing swift access to the local amenities, the Redditch Town Centre, schooling and road networks such as the M5 and M42.

To the front of the property is a tarmac-laid driveway with space for parking multiple cars, side access to the rear of the house, access to the garage/storage space through a garage door, as well as a front garden space laid to lawn.

The ground floor comprises: entrance hall, ground floor WC, a generous lounge space with folding double door access to the dining room, a spacious kitchen with integrated 5-ring electric hob, oven, sink and space for a free standing appliance. This floor also offers a utility room, giving further access to a study. The utility and dining rooms provide access to the rear.

The first-floor landing establishes: bedroom one, a generous double with an ensuite offering a shower, sink and WC, bedrooms two, three and four are both well-sized doubles, and a family bathroom with a bath, sink and WC.

To the rear is a versatile and spacious garden, featuring an initial area covered by a patio, access to space on both sides of the house, most of the space is laid to lawn with a large Willow Tree, and paved, stepped down boundary to the side and fenced borders.



Details:

Entrance Hall

Lounge 19'4" x 11'9" (5.9m x 3.58m)

Dining Room 13'8" x 9'10" (4.17m x 3m)

Kitchen 13'9" x 10'5" (4.2m x 3.18m)

Utility room 10'10" x 8'1" (3.3m x 2.46m)

Study 9'7" x 7'9" (2.92m x 2.36m)

Landing

Bedroom One 18'3" x 17'6" (5.56m x 5.33m)

Bedroom Two 10'10" x 13'1" (3.3m x 4m)

Bedroom Three 10' x 8'2" (3.05m x 2.5m)

Bedroom Four 10'10" x 8'1" (3.3m x 2.46m)

Bathroom

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.wissermortgageadvice.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 the right property comes along. In these circumstances we 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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 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.

