

**AP MORGAN**



**Longfellow Close, Walkwood, Redditch**  
Offers in the region of £399,950

**Features:**

- Freehold upon completion
- Extended detached family home
- Four bedrooms, bathroom & en-suite
- Spacious lounge & formal dining room
- Kitchen & utility room
- Well-regarded cul-de-sac location
- Generous wrap around rear garden
- Garage & driveway

**Description:**

Situated within a well-regarded cul-de-sac location is this extended, four bedroom, detached family residence, occupying a generous corner plot within Walkwood, Redditch.

The generous property is approached via a block paved driveway with a low miniatous fore-garden wrapping around to the side and access to a garage.

Once inside the layout briefly comprises: Porch, generous entrance hall, spacious lounge with feature fireplace, formal dining room, fitted kitchen with integrated oven and gas hob, separate utility room with space for a dining table, and a ground floor guest W/C.

Rising upstairs the first floor landing has doors off to: master bedroom complete with fitted wardrobe storage and access to an en-suite shower room, sizable double bedroom two, double bedroom three, single bedroom four, and a generous family bathroom suite with corner bathtub, separate shower enclosure and a bidet.

Moving outside the property enjoys a large wrap around rear garden laid to initial paved patio seating areas to lawn with timber fenced and walled boundaries.

Well situated the property is close to an assortment of local amenities such as shops and restaurants and is within walking distance to Morton Stanley, countryside walks and well-regarded schools, The Vaynor First School and Walkwood Middle School. It is also conveniently placed to access the motorway network (M5 & M42).



**Details:**

Porch

Entrance Hall

Lounge 18'7" (5.66) x 11'7" (3.53) Both max

Dining Room 8'8" x 8'10" (2.64m x 2.7m)

Kitchen 11'9" (3.58) x 9'1" (2.77) Both max

Utility Room 10'4" x 7'5" (3.15m x 2.26m)

Garage 17' x 7'5" (5.18m x 2.26m)

First Floor Landing

Master Bedroom 12' (3.66) x 11' (3.35) Both max

En-suite 8'8" x 2'6" (2.64m x 0.76m)

Bedroom Two 17'9" (5.4) x 7'4" (2.24) Both max

Bedroom Three 11' (3.35) x 11' (3.35) Both max

Bedroom Four 7'5" (2.26) x 10' (3.05) Both max

Bathroom 5'10" x 14'9" (1.78m x 4.5m)

EPC Rating: D

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 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 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.

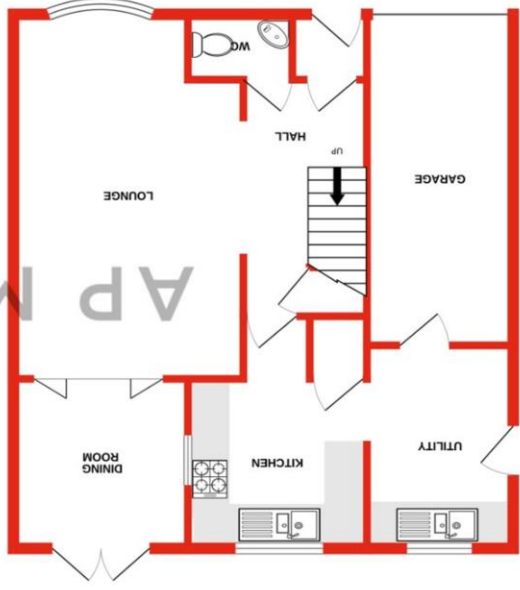
### Need a solicitor?

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.

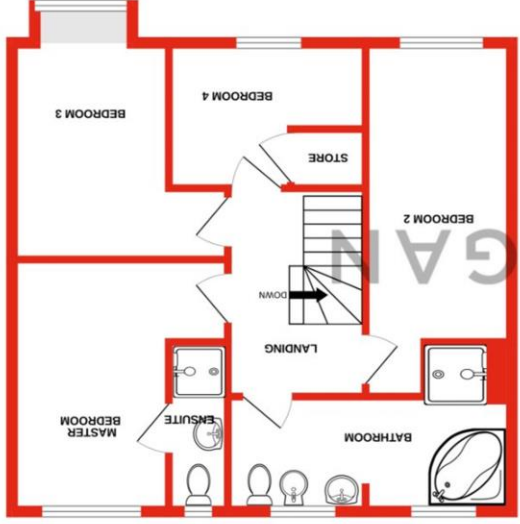
### Need a removal company and storage?

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  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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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