

AP MORGAN



Winyate Hill, Lodge Park, Redditch
Asking Price £320,000

Features:

- A charming and well-presented detached family home
- Three well-proportioned double bedrooms
- Sizeable open-plan lounge/dining room
- Fitted kitchen, with ample storage
- Family bathroom and downstairs WC
- Corner plot position, with wrap-around gardens
- Driveway and garage

Description:

A charming and well-presented detached family home set on a desirable corner plot in the peaceful and established residential area of Lodge Park, Redditch. Offering ample space inside and out, this property is perfect for growing families seeking comfort, convenience, and a true sense of home.

The ground floor accommodation briefly comprises; a welcoming hallway, a sizeable lounge that flows seamlessly into a spacious dining room, ideal for entertaining. The well-equipped kitchen offers plenty of storage and workspace, while additional practical touches include a downstairs WC, two storage cupboards, and access to the garage and store space.

The first-floor landing establishes three generous double bedrooms, bedroom two, with a fitted wardrobe, and the family bathroom, providing a bath, with an overhead shower, WC and washbasin. There's also an airing cupboard for extra storage and a comfortable landing area.

Outside, the property truly shines with its corner plot position, offering attractive wrap-around gardens, a private driveway, and great potential for future extensions (STPP). The detached garage and additional store area add even more practicality to this already fantastic home.

Well placed in the popular residential area of Lodge Park, the property is nearby to well-regarded local schools, bus routes and countryside walks, as well as being a short ride away from Redditch Town Centre boasting an assortment of further amenities including shops, restaurants, and the railway station. There is also easy access to national motorway networks (M5 and M42).



Details:

Hall

WC 5'11" x 3'10" (1.8m x 1.17m)

Lounge/Dining Room 16'10" x 19'4" (5.13m x 5.9m) max dimensions

Kitchen 9'11" x 8'7" (3.02m x 2.62m)

Garage 18'4" x 8'7" (5.6m x 2.62m)

Store 7'1" x 5'7" (2.16m x 1.7m) max dimensions

Landing

Bedroom 1 13'4" x 10'5" (4.06m x 3.18m)

Bedroom 2 9'5" x 10' (2.87m x 3.05m)

Bedroom 3 9'9" x 8'6" (2.97m x 2.6m)

Bathroom 6'10" x 5'7" (2.08m x 1.7m)



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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

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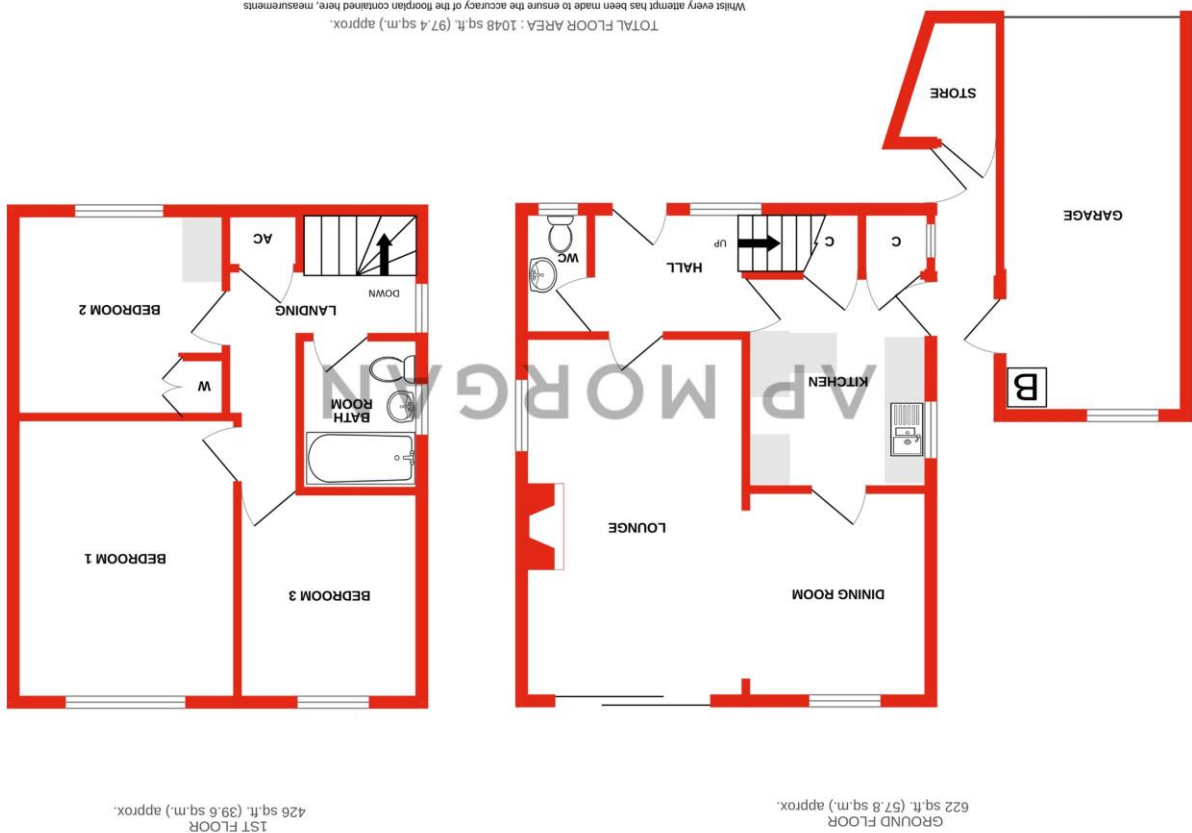
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