

AP MORGAN



Edgefield Close, Wirehill, Redditch
Offers in the region of £475,000

Features:

- A beautifully presented detached family home
- Four well-proportioned double bedrooms
- Expansive lounge and office
- Open-plan kitchen/diner and utility
- Family bathroom, ensuite and downstairs WC
- Generous, well-maintained rear garden
- Driveway and garage

Description:

A beautifully presented detached family home, offering four bedrooms, spacious living space and off-road parking. This property is ideally situated in desirable cul-de-sac, located in Wirehill, Redditch.

To the front of the property is a driveway, providing parking for multiple vehicles, access to the detached garage and a low-maintenance front garden area.

Upon entering the property, you're greeted by a welcoming hall, with stairs rising to the first-floor landing, the expansive lounge, complete with a charming bay window that floods the room with natural light. The heart of the home lies in the stunning open-plan kitchen and dining area, with integrated appliances (five ring gas hob, dual oven, fridge/freezer, dishwasher) and French door access to the rear garden.

In addition to the main living spaces, the ground floor offers a separate home office—perfect for remote working—as well as a convenient utility room and a stylish downstairs WC.

The first-floor landing establishes four well-proportioned double bedrooms, bedroom one with fitted wardrobes and attached ensuite, providing a shower, WC and washbasin, bedrooms two and three also boast fitted wardrobes. The first floor is complete with the family bathroom, which provides a bath, separate shower, WC and washbasin.

To the rear of the property is a well-maintained garden, with an initial patio, generous lawn, mature shrubbery, a barbeque pit and a shed. The garden benefits from fenced borders, with side gate access.

Ideally situated in Wirehill, the property benefits from being nearby to the Alexandra Hospital for medical facilities, local shops, and schooling. Redditch Town Centre is roughly 3.8 miles away, boasting an assortment of leisure facilities and amenities such as shops, restaurants, and cinema, as well as the local bus and train stations. Motorway networks (M42 and M5) are easily accessible.



Details:

Hall

Lounge 18'10" x 12'1" (5.74m x 3.68m) max dimensions

Office 9'5" x 7'8" (2.87m x 2.34m)

WC 4'11" x 5'2" (1.5m x 1.57m)

Kitchen/Diner 14'3" x 20' (4.34m x 6.1m) max dimensions

Utility 8'3" x 5'2" (2.51m x 1.57m)

Landing

Bedroom 1 12'7" x 12'1" (3.84m x 3.68m)

Ensuite 7'1" x 4'5" (2.16m x 1.35m)

Bedroom 2 12'8" x 12'5" (3.86m x 3.78m) max dimensions

Bedroom 3 9'5" x 13'4" (2.87m x 4.06m) max dimensions

Bedroom 4 10'2" x 9'5" (3.1m x 2.87m) max dimensions

Bathroom 8'10" x 7'7" (2.7m x 2.3m)

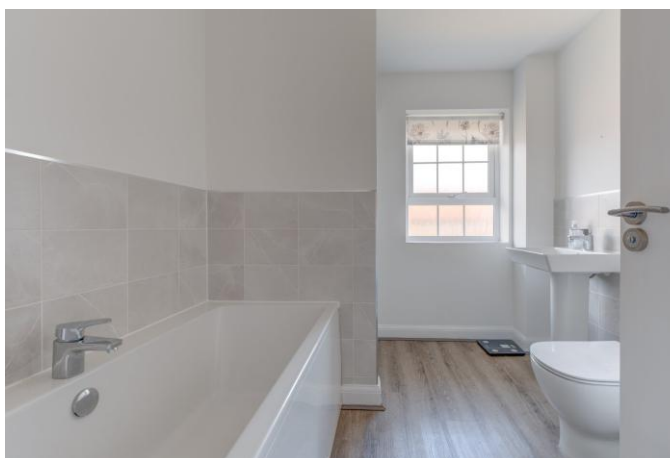
Garage

EPC Rating: B

Council Tax Band: F (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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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.

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.

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a party supplier to undertake these who will contact you once you 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. These charges cover the cost of obtaining relevant data, any monitoring and checks which might be required. This fee will not be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Whilst every attempt has been made to ensure the accuracy of the floor area, the area of the rooms and any other items are approximate and for illustrative purposes only. This plan is for illustrative purposes only and is not to be used for any other purpose. The services, systems and appliances shown are as to their operability or efficiency can be made with respect to the date of the plan.

