

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 ga 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.













How can we help you?



prospective purchaser. The services, systems and appliances stown have not been tested and no guarantee as to their operability or efficiency can be given.

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