

AP MORGAN



Walkwood Road, Hunt End, Redditch
Asking Price £450,000

Features:

- **Offered with no onward chain**
- Four spacious bedrooms
- Two reception rooms and dining room
- Modern fitted kitchen with breakfast bar
- Family bathroom plus downstairs WC
- Large driveway and garage
- Under lease on Title for solar panels - 11 years and 3 months remaining on lease term
- Private rear garden with lawn and patio
- Utility room for extra storage

Description:

****Offered with no onward chain****

Introducing this well-presented detached family home, offering four spacious bedrooms, two generous reception rooms, a dining room, and a well-fitted kitchen. The property also benefits from a large driveway and garage. Located in Crabbs Cross, Redditch, it is close to well-regarded schools, local shops, countryside walks, and convenient transport links.

On arrival, the property features a large driveway suitable for multiple cars, a garage for additional parking or storage, and a gated side entrance providing access to the rear garden.

Upon entry, the ground floor comprises a porch and entrance hall leading into the lounge—a comfortable space featuring a brick-surrounded electric fireplace. This is followed by the dining room, spacious enough for a family dining table, and the sitting room, which also includes an electric fireplace and offers an additional area for relaxation and entertainment, with sliding doors opening onto the rear garden. At the end of the hallway, the kitchen provides ample storage cupboards, an integrated double oven, and an electric hob with extractor hood, as well as a breakfast bar for informal dining. To the right of the kitchen is a downstairs WC and utility room.

Upstairs, the first floor leads from the landing into the primary bedroom, which features built-in, floor-to-ceiling wardrobes along one wall and a full vanity with additional storage along the adjoining wall, while still allowing space for other large furniture. The second and third bedrooms are also doubles, with bedroom three featuring a large sliding-door wardrobe. Bedroom four is a generous single, also fitted with built-in storage. The family bathroom includes a toilet, wash basin, and bathtub with overhead shower, as well as a vanity unit for additional storage and convenience.



The rear garden initially offers a small paved area with steps leading down to an extensive lawn bordered by hedges and trees, along with a paved path running through the centre of the lawn and landscaped shrubbery.

Well situated in the sought-after area of Hunt End, this property is close to well-regarded schools, countryside walks such as Morton Stanley Park, and local bus routes. Redditch Town Centre is just 3.7 miles away, offering a variety of amenities, as well as bus and train stations. The M5 and M42 motorway networks are also easily accessible.

Details:

Porch 9'8" x 7'1" (2.95m x 2.16m)

Entrance Hall

Dining Room 15'1" x 10' (4.6m x 3.05m)

Lounge 16'1" x 11'10" (4.9m x 3.6m)

Sitting Room 17'10" x 11'10" (5.44m x 3.6m)

Kitchen 9'2" x 17'5" (2.8m x 5.3m)

Utility 6'7" x 10' (2m x 3.05m)

WC 2'11" x 6'9" (0.9m x 2.06m)

Garage

Bedroom 1 14'3" x 11'11" (4.34m x 3.63m)

Bedroom 2 11'10" x 9'11" (3.6m x 3.02m)

Bedroom 3 10'11" x 10'1" (3.33m x 3.07m)

Bedroom 4 8' x 8'11" (2.44m x 2.72m)

Bathroom 12'8" x 6'1" (3.86m x 1.85m)

EPC Rating: To be confirmed

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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