

**AP MORGAN**



**Drakes Close, Walkwood, Redditch**  
Offers in excess of £415,000

### Features:

- \*\*Offered with no onward chain\*\*
- Detached family home
- Four bedrooms
- Refurbished kitchen, bathrooms & utility
- Lounge & separate dining room
- Study/home gym & ground floor WC
- Lovely rear garden
- Off-road parking & garage with rear storage

### Description:

\*Offered with NO Onward Chain\*

This attractive detached family home is set within a quiet residential location and is offered to the market with no onward chain. The property benefits from off-road parking, an integral garage with internal access, and a well-balanced layout suited to modern family living.

The ground floor offers a welcoming lounge filled with natural light and a separate dining room, ideal for both everyday use and entertaining. The dining room enjoys sliding door access directly onto the rear patio, creating a seamless connection to the garden. The kitchen has been refurbished within the last five years and is complemented by a refurbished utility room, providing excellent practicality and additional storage. Karndean flooring runs through most of the ground floor, giving a stylish and durable finish. A ground floor WC and a versatile study/home gym further enhance the accommodation.

To the first-floor are four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by the family bathroom, both updated within the last five years. Karndean flooring continues through all bathrooms and bedroom four, adding continuity and ease of maintenance.

Outside, the property enjoys a lovely rear garden, mainly laid to lawn with planted borders and seating areas, offering an ideal space for relaxation, gardening, or entertaining. The integral garage includes a useful storage area to the rear, ideal for tools, bikes, or seasonal items, while the driveway provides convenient off-road parking.

Well situated in a highly sought-after area, the property is within walking distance to well-regarded local schools, countryside walks including Morton Stanley Park and local bus routes. Redditch Town Centre is just a short ride away boasting an assortment of amenities, bus station and train station. National motorway networks M5 and M42 are also easily accessible.



Overall, this is a well-maintained and thoughtfully updated home, offering modern finishes, excellent storage, attractive outdoor space, and the advantage of no onward chain.

**Details:**

**Hall**

**WC** 6'9" x 3' (2.06m x 0.91m)

**Lounge** 18'10" x 11'6" (5.74m x 3.5m)

**Dining Room** 10' x 9'6" (3.05m x 2.9m)

**Kitchen** 15'11" x 9'2" (4.85m x 2.8m) max dimensions

**Study/home gym** 8'11" x 8' (2.72m x 2.44m)

**Utility** 6' x 8' (1.83m x 2.44m)

**Garage** 19'2" x 8'8" (5.84m x 2.64m)

**Landing**

**Bedroom 1** 10'4" x 11'9" (3.15m x 3.58m)

**Ensuite** 3'5" x 8'3" (1.04m x 2.51m)

**Bedroom 2** 8'3" x 11'8" (2.51m x 3.56m)

**Bedroom 3** 9'4" x 6'8" (2.84m x 2.03m)

**Bedroom 4** 10'1" x 6'8" (3.07m x 2.03m) max dimensions

**Bathroom** 6'1" x 8'3" (1.85m x 2.51m) max dimensions

**EPC Rating:** C

**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.



## 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?

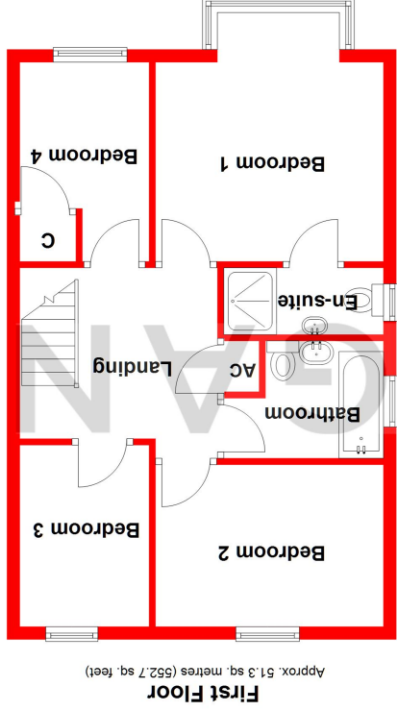
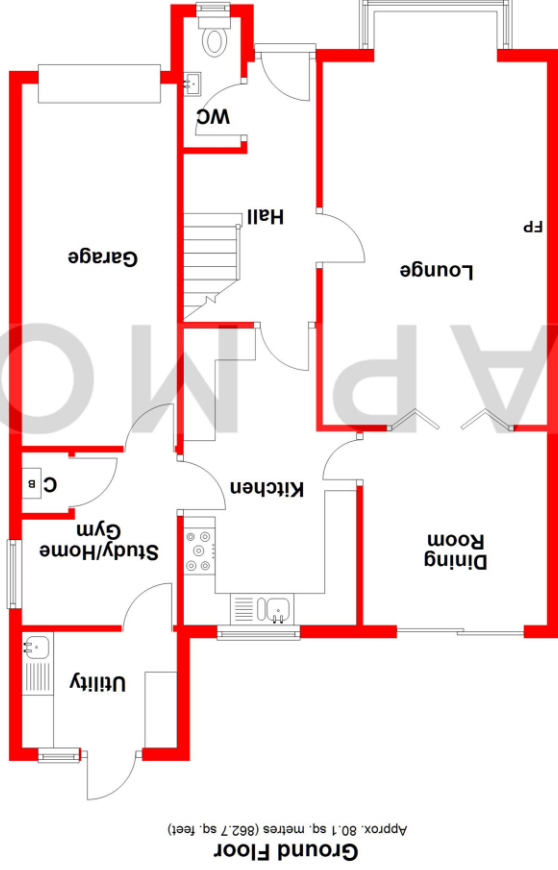
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 131.5 sq. metres (1415.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using Planip.

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