

**AP MORGAN**



**Didcot Close, Hunt End, Redditch**  
Offers in the region of £425,000



### Features:

- Detached home on corner plot
- Wrap-around garden
- Garage converted to reception room
- Two further reception rooms
- Four well-proportioned bedrooms
- Family bathroom, ensuite and guest WC
- Driveway parking
- Popular residential location

### Description:

Set on a generous corner plot, this attractive detached family home offers versatile living space, excellent kerb appeal and a lovely wrap-around garden that provides privacy, outdoor flexibility and plenty of room for entertaining or future landscaping.

The ground floor is well laid out and designed for modern family life. A welcoming entrance hall leads through to a spacious lounge, featuring a lovely bay window and fireplace, while a separate dining room offers an ideal setting for family meals or hosting guests. The kitchen is well proportioned with good worktop and storage space, and benefits from views over the garden. A particularly valuable feature is the garage conversion, now providing an additional reception room that works perfectly as a home office, playroom, snug or an extra living space. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers four well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides flexibility for growing families, guests, or those working from home.

Externally, the home really stands out. The wrap-around garden extends to the side and rear, offering multiple seating areas, lawned space and a pleasant degree of seclusion thanks to established boundaries. To the front, there is a driveway providing off-road parking and enhancing the home's strong street presence. Positioned on a corner plot, the property enjoys extra space and a more open feel than many comparable homes.

The property previously benefited from planning permission for extension (now lapsed), indicating potential for future enlargement, subject to the necessary consents.





Well situated in the popular residential area of Hunt End, the property provides excellent access to the local amenities, shops, restaurants, well-regarded schools, and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of further amenities along with the main bus and train stations.

**Details:**

**Hall**

**Lounge** 14'6" x 11'8" (4.42m x 3.56m)

**Dining Room** 8'7" x 11'6" (2.62m x 3.5m)

**Kitchen** 8'2" x 13'11" (2.5m x 4.24m)

**WC** 2'7" x 7'7" (0.79m x 2.3m)

**Reception Room** 15'5" x 6'10" (4.7m x 2.08m)

**Landing**

**Bedroom 1** 11'7" x 11'11" (3.53m x 3.63m)

**Ensuite** 5'11" x 4'11" (1.8m x 1.5m) max dimensions

**Bedroom 2** 11'7" x 10'5" (3.53m x 3.18m) max dimensions

**Bedroom 3** 8'6" x 8'10" (2.6m x 2.7m)

**Bedroom 4** 9'6" x 6'10" (2.9m x 2.08m)

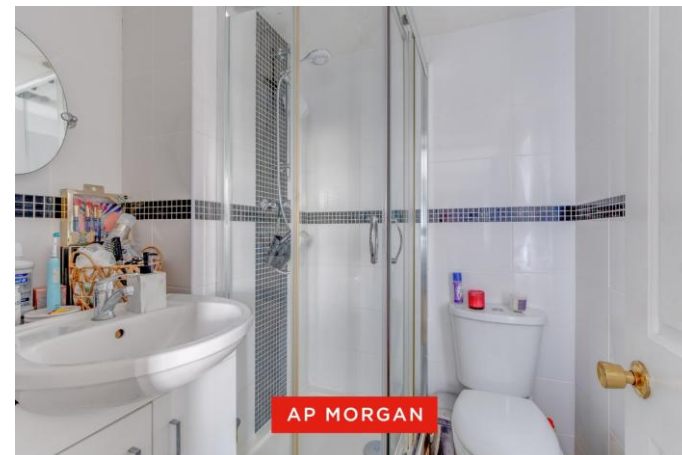
**Bathroom** 5'5" x 7'3" (1.65m x 2.2m)

**EPC Rating:** C

**Council Tax Band:** E (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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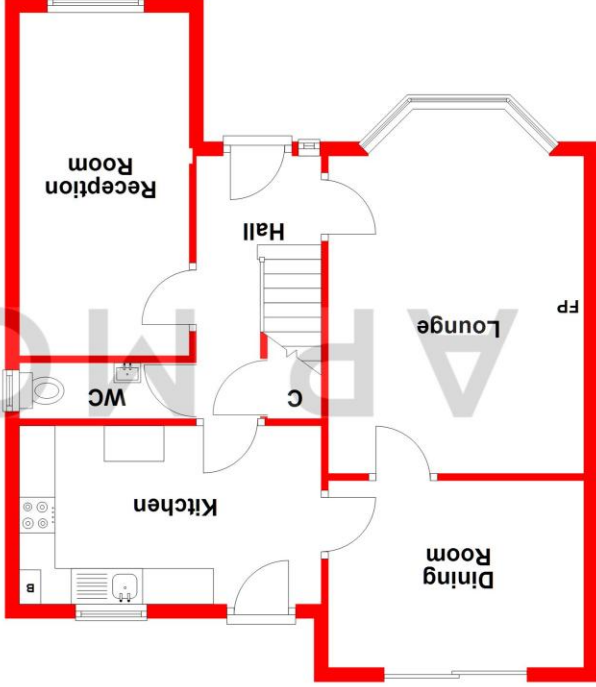
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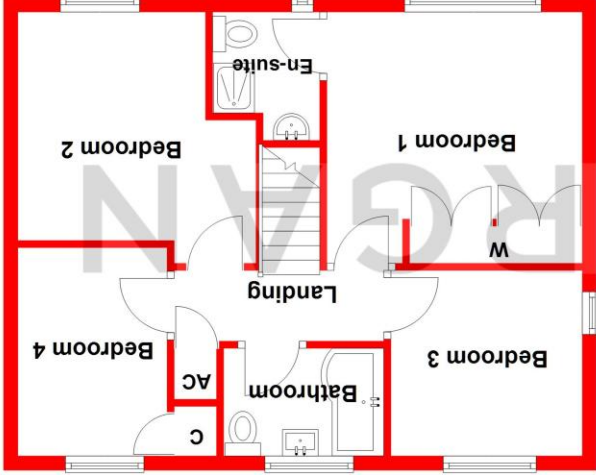
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Ground Floor  
Approx. 57.1 sq. metres (614.4 sq. feet)



First Floor  
Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)

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