

**AP MORGAN**



**Didcot Close, Hunt End, Redditch**  
Offers in excess of £400,000

### 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.



## 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?

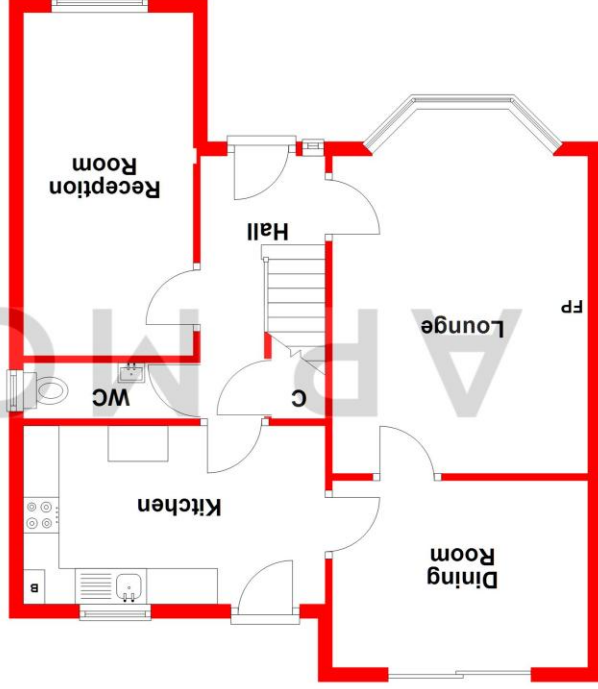
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

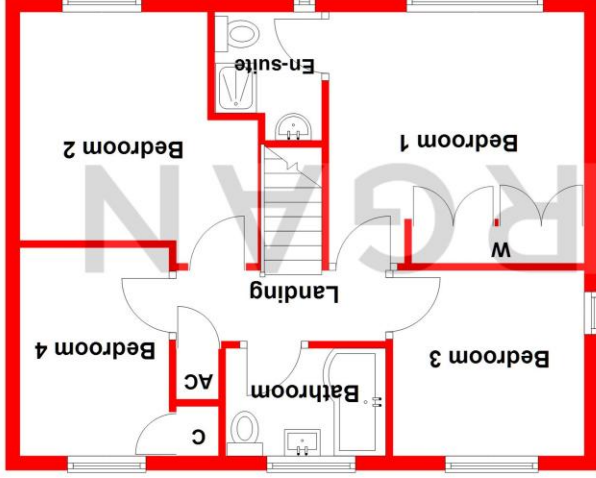
### Ground Floor

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)

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.  
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