

AP MORGAN



Wirehill Drive, Redditch, Worcestershire
Guide Price £270,000

Features:

- Three genuinely spacious double bedrooms
- Well-fitted, modernised kitchen
- Generous four-piece family bathroom
- Ground floor WC for everyday convenience
- Spacious lounge with sliding doors onto the garden
- Low-maintenance rear garden
- Driveway and garage providing off-road parking
- Ideal for first-time buyers or investors alike

Description:

A family home in waiting — no onward chain, three doubles, a driveway, and space to grow into.

Tucked away on Wirehill Drive in Redditch's Lodge Park, this semi-detached home has a guide price of 270k-290k and has spent the last few years quietly doing exactly what a good family home should: performing. Three genuinely spacious double bedrooms, a four-piece family bathroom, and a driveway at the front for easy parking make this one of those homes that just works — whether you're a first-time buyer or sizing up to allow the family to grow. Downstairs, a sliding door off the lounge opens straight into the garden, and there's a handy ground floor WC too.

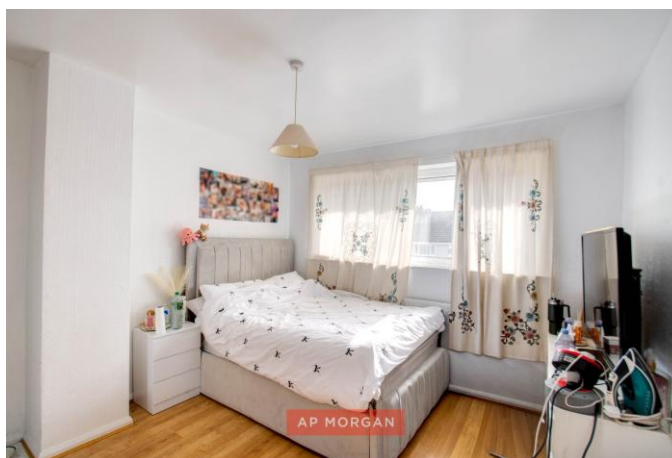
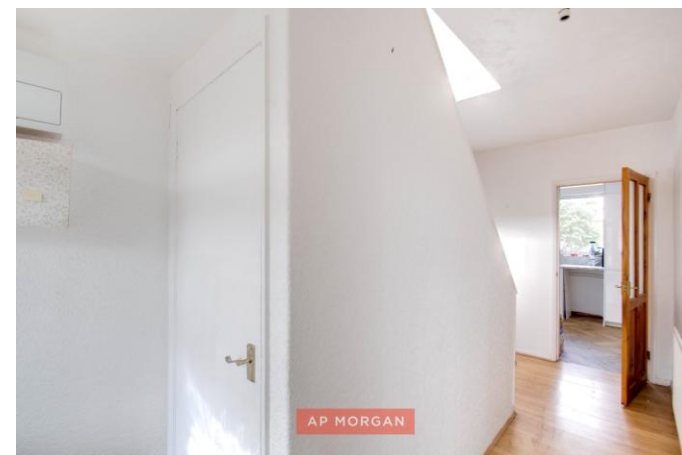
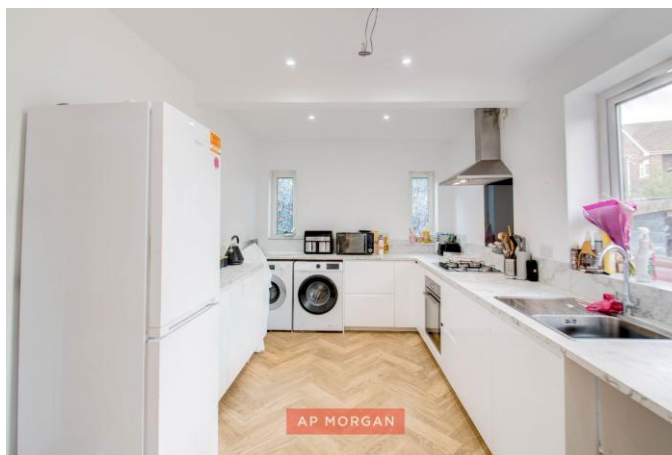
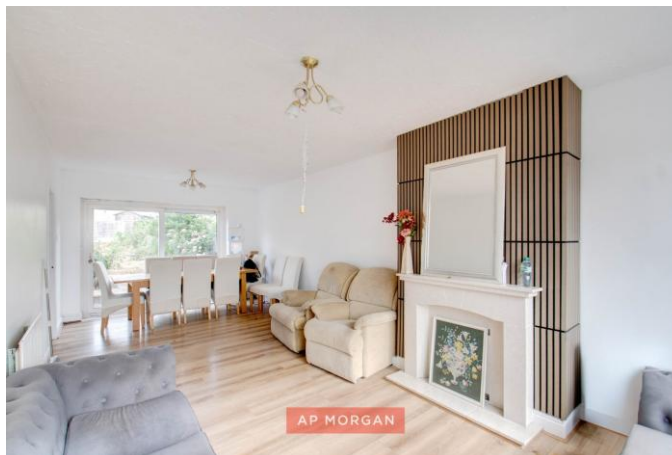
We asked them what made them buy it...

"We bought it purely as an investment, to help build out our portfolio, however has been used as a perfect family home — solid, well-proportioned, and in an area with great local schools and amenities. Lodge Park has always been a sensible bet."

What about the house itself?

"It's a proper family-sized house, even though it's a semi. Three double bedrooms is rare to find at this price point, and the bathroom is a really generous size too. Honestly, it's exactly the sort of house that would make a brilliant family home — it's just as easy to imagine kids growing up in those bedrooms. It's been a reliable, low-maintenance property for us, which is exactly what you want, whichever way you're looking at it." Our agents say...

This is a house that quietly overdelivers. Walk in and you've got a porch to keep the mess at the door, an entrance hall with useful under-stairs storage, and a lounge that's been designed for living in — not just sitting in. Those sliding doors flood the room with light and lead straight out to a low-maintenance rear garden, perfect for a bit of downtime without the weekend upkeep.



The kitchen's been modernised and it shows — well-fitted, practical, and ready to go from day one. Upstairs, all three bedrooms are proper doubles, which is the detail that really sets this one apart from the crowd, and the four-piece bathroom gives it a real sense of space.

Add in the driveway for hassle-free parking and a position within easy reach of Redditch town centre, local schools, and the green spaces around Lodge Park, and you've got a home that works hard for a growing family.

Fancy a look around? Get in touch with the AP Morgan team and let's get you booked in.

Details:

Porch

Hall

Lounge 24'3" x 11' (7.4m x 3.35m)

Kitchen 9' x 14'9" (2.74m x 4.5m)

WC

Garage 14'9" x 8' (4.5m x 2.44m)

Landing

Bedroom One 12' x 14' (3.66m x 4.27m)

Bedroom Two 12' x 11' (3.66m x 3.35m)

Bedroom Three 16' x 8' (4.88m x 2.44m)

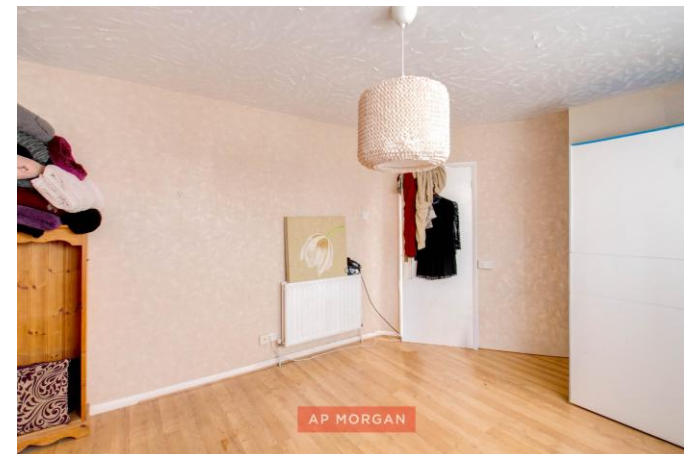
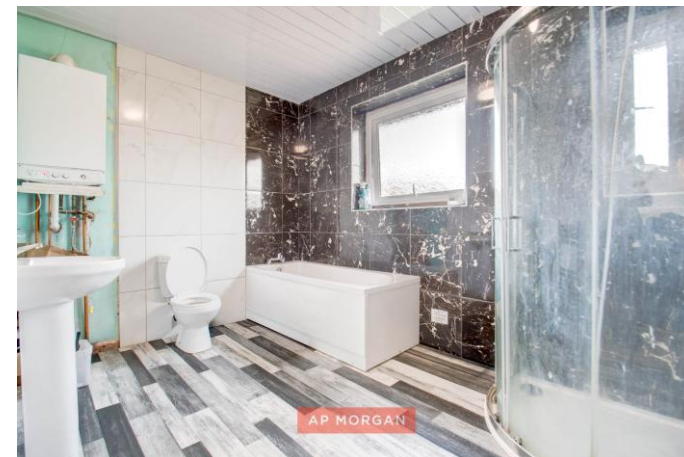
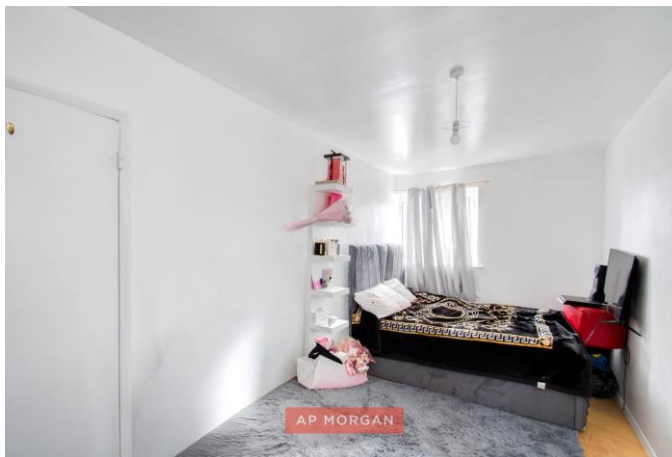
Bathroom 7'9" x 11'10" (2.36m x 3.6m)

EPC Rating: C

Council Tax Band: C (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

Property to sell?

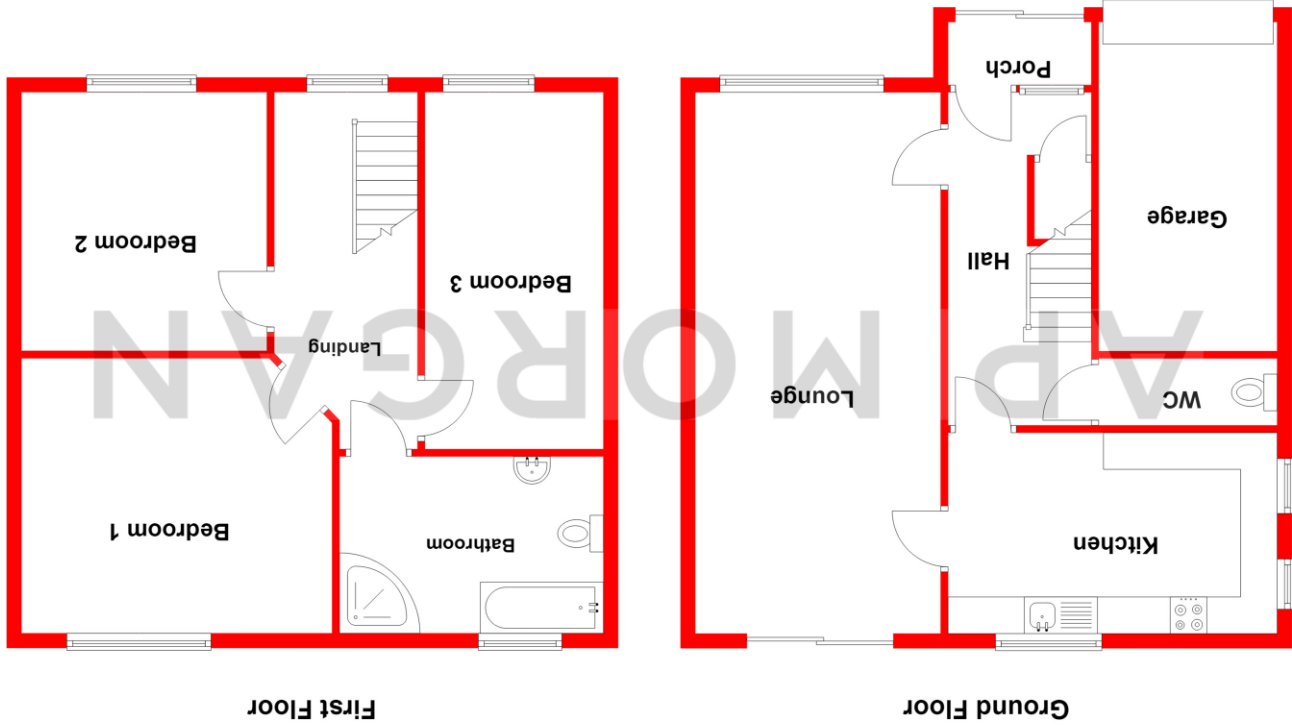
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 122.0 sq. metres (1313.3 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 PlanUp.

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