

AP MORGAN



Wirehill Drive, Lodge Park, Redditch
Asking Price £220,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Flexible split-level layout across four floors
- Off-street resident parking plus single garage to the rear
- Spacious kitchen/diner with ground floor WC and storage
- Generous lounge with fireplace and back boiler, opening to conservatory
- Two double bedrooms, one with fitted wardrobes and storage
- Versatile study/landing space, ideal as a home office or third bedroom
- Low maintenance rear garden with direct gated access to the garage

Description:

Lodge Park. No onward chain. A unique home that unfolds rather than announces itself.

Step in through the porch and you'll find a kitchen/diner with real room to spread out, a ground floor WC tucked neatly off it, and a storage cupboard that earns its keep. From here the house splits in two directions, and that's what makes it interesting.

Head down to the lower ground floor and you're in a lounge built for comfort, with an open fireplace and back boiler as its centrepiece, and sliding doors through to a conservatory beyond. A further door takes you straight out to the rear garden, low maintenance and fully patioed, bordered by fencing with a gate at the end giving direct access to the garage. Tucked just off the lounge, a door opens onto a basement space that's ideal for anyone who never quite has enough storage. Suitcases, seasonal decorations, the lot: it all has somewhere to go here, keeping the rooms above clear for living rather than storing.

Back up through the entrance level and the house continues to surprise. The next floor holds a study and landing space with genuine flexibility. Some buyers will want it as a home office. Others may see the potential for a third bedroom, subject to the necessary building work and approvals. Alongside it sits bedroom two, a spacious double.

Climb again up to the upper first floor and you'll reach bedroom one, generous in size with fitted wardrobes and built-in storage, plus a bathroom finished with a corner bathtub and a separate shower cubicle. From the landing here, stairs rise to a converted loft space. It may not be classed as habitable, but used as an extra storage or a quiet spot for a desk, it does real work.

Outside, off-street resident parking sits at the front, with a single garage to the rear. Straightforward, useful, and easy to live with.



Oak Hill First School sits on Wirehill Drive itself, with St Bede's Catholic Middle School around a 4 minute walk away. For everyday shopping, there's a Tesco Express within Lodge Park and Trafford Retail Park close by, home to Home Bargains and a further mix of retailers. Redditch town centre, with the Kingfisher Shopping Centre and its shops, cafes and cinema, is around 1.6 miles away.

For commuters, Redditch station is roughly 1.6 miles away, about a 34 minute walk, and sits on the Cross-City Line with direct services through to Birmingham New Street. Local bus routes, including the 57 and X19, run close by for those who'd rather not drive.

Details:

Porch

Kitchen/Diner 15'2" x 15'2" (4.62m x 4.62m) Both Max

WC

Lounge 11'9" x 17'11" (3.58m x 5.46m)

Conservatory 7'8" x 14'10" (2.34m x 4.52m)

Bedroom Two 10'6" x 8'10" (3.2m x 2.7m)

Bedroom Three/Study 12'1" x 8'8" (3.68m x 2.64m)

Landing

Bedroom One 10'4" x 17'11" (3.15m x 5.46m)

Bathroom 8' x 8'10" (2.44m x 2.7m)

Loft Space 17'6" x 8'3" (5.33m x 2.51m) Both Max

Cellar 6'1" x 18' (1.85m x 5.49m)

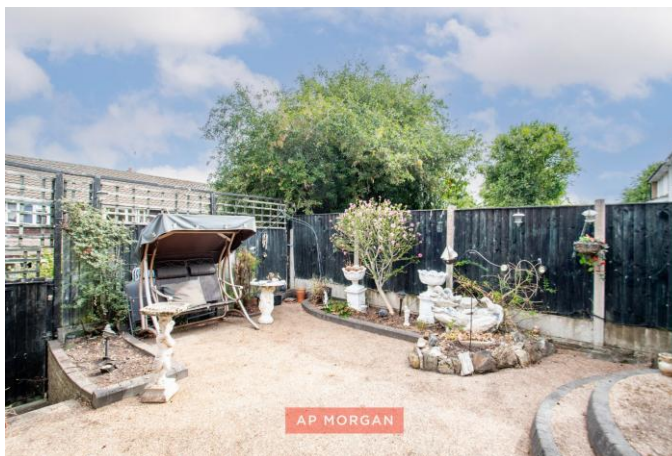
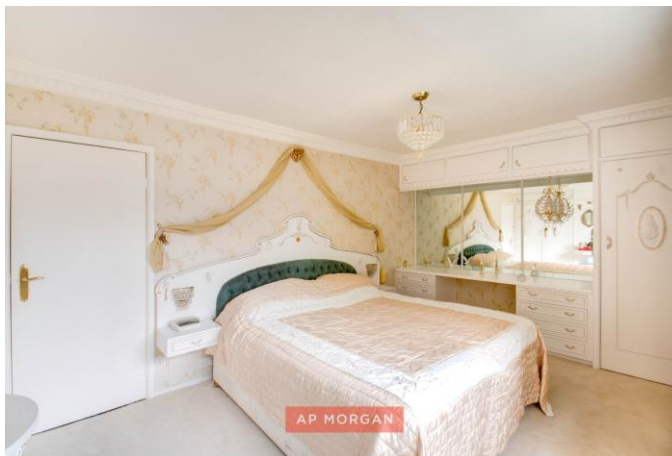
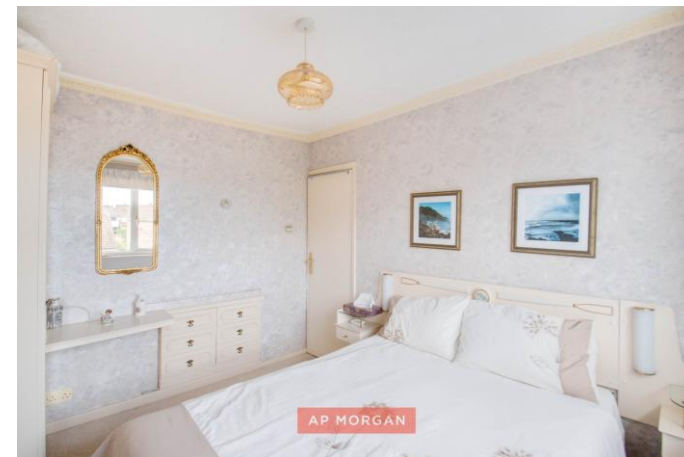
Garage 16'2" x 8'2" (4.93m x 2.5m)

EPC Rating: To be confirmed

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.



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Property to sell?

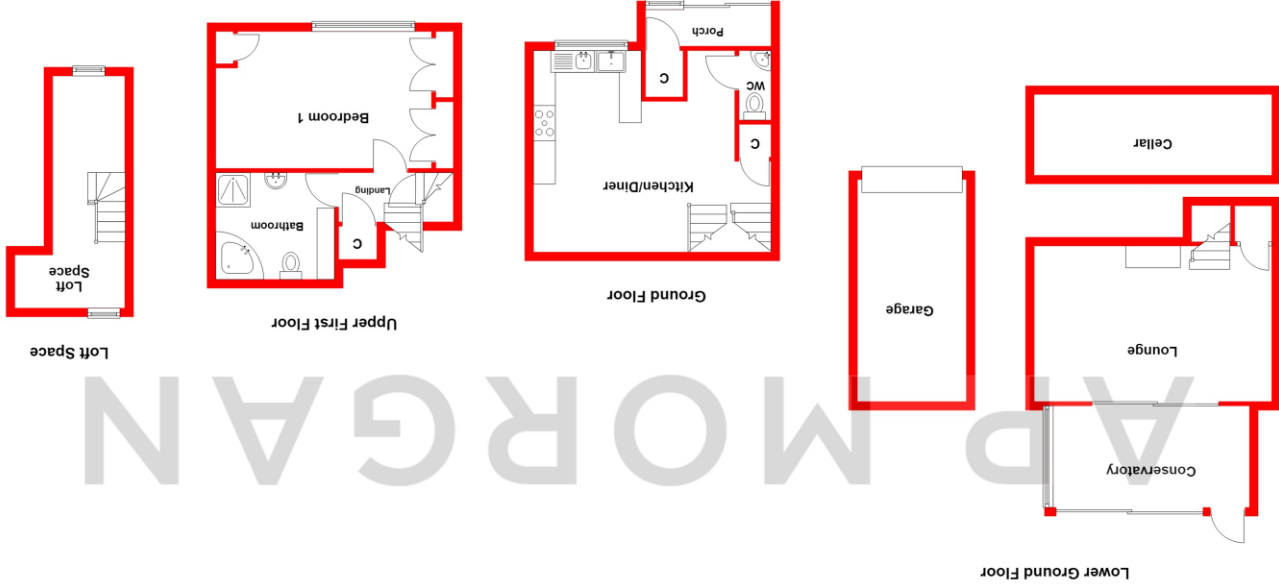
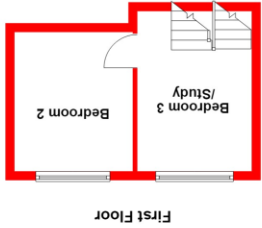
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Total area: approx. 139.4 sq. metres (1500.7 sq. feet)

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