

AP MORGAN



Batsford Close, Wirehill, Redditch
Offers in the region of £425,000

Features:

- Four-bedroom detached home in a quiet Wirehill close
- Large driveway offering ample off-road parking
- Converted garage, now a cinema and games room
- Spacious rear garden, ideal for entertaining and family time
- Generous living spaces including a lounge that flows into a dining/play area
- Well-fitted kitchen/diner
- Bright conservatory for year-round enjoyment
- Close to shops, amenities, and Redditch Town Centre

Description:

Quite close in Wirehill. Space for the family too grow. This one is well worth a look.

Tucked away on a quiet close in Wirehill, this four-bedroom detached home is the kind of place that just makes sense for family life. There's a large driveway with plenty of room to park, a converted garage that's now a proper cinema and games room, and a rear garden built for long summer evenings. Inside, the living spaces stretch out generously, giving everyone room to spread out, play, or just switch off. And with Redditch Town Centre and local amenities close by, it ticks the practical boxes too.

We asked them what made them buy it...

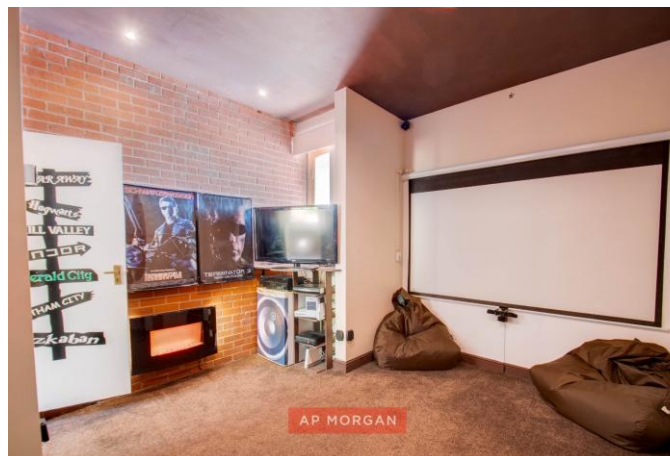
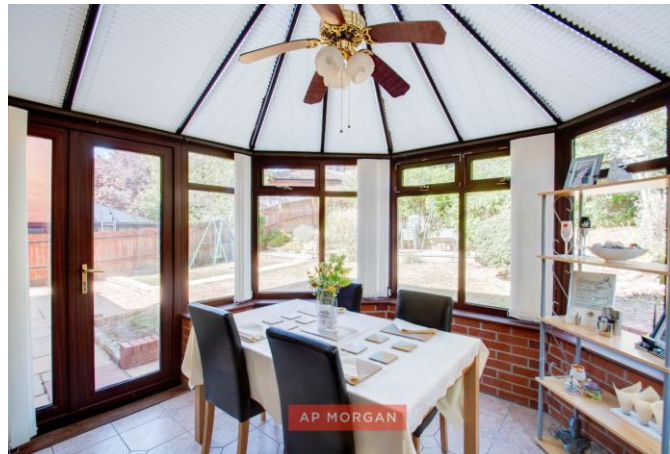
"The garage was honestly the biggest selling point for us. We converted it into a secondary living space, a proper cinema room, and it's been brilliant. The big lounge flows into a dining space, which has become the kids' playroom, so everyone has somewhere to go. The bedrooms are a great size too, and we've always got a spare room ready for when the nephews come to stay. And the garden has been perfect for hosting family and friends in the warmer months."

What about the house itself?

"Converting the garage was the best decision we made. It's now a cinema and games room, and it's honestly become the heart of the house when we've got people over. It just works for entertaining, whether that's family gatherings or the special occasions."

Our agents say...

This is a home that gives a growing family room to breathe. That converted garage is a genuine standout, a flexible space that could just as easily become a home office, gym, or teenage den if cinema nights aren't your thing. The driveway offers ample parking, and the quiet, tucked-away setting means you get peace without sacrificing convenience.



Shops, amenities, and Redditch Town Centre are all close at hand. Add in a well-fitted kitchen/diner, a lovely conservatory to enjoy year-round, and generous living space throughout, and you've got a home that's ready for whatever family life throws at it.

Fancy a look around? Get in touch with the AP Morgan team today to book your viewing.

Details:

Entrance Hall

Lounge 15'2" x 13' (4.62m x 3.96m)

Dining Room 9'4" x 11'7" (2.84m x 3.53m)

Conservatory 8'9" x 11'7" (2.67m x 3.53m) Both Max

Kitchen/Diner 15' x 12'6" (4.57m x 3.8m)

Utility 6'2" x 11'2" (1.88m x 3.4m)

Converted Garage 17'4" x 11'2" (5.28m x 3.4m) Both Max

WC

Landing

Master Bedroom 12'3" x 13'2" (3.73m x 4.01m) Both Max

En-suite 4'4" x 11'1" (1.32m x 3.38m)

Bedroom Two 12'5" x 7'10" (3.78m x 2.4m)

Bedroom Three 9'4" x 8'8" (2.84m x 2.64m)

Bedroom Four 9'4" x 6'11" (2.84m x 2.1m)

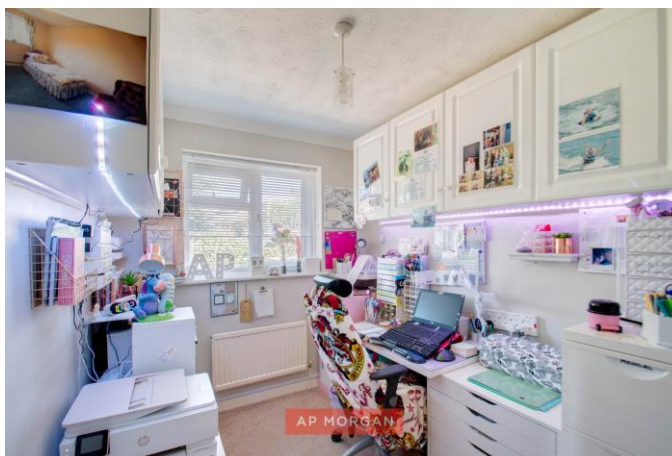
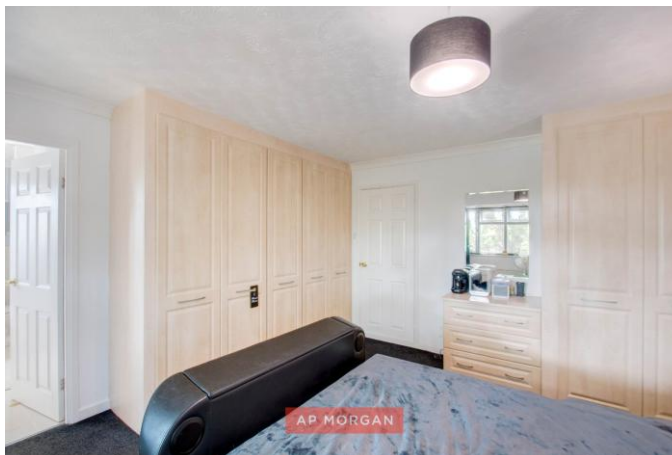
Bathroom 7'7" x 7'1" (2.3m x 2.16m)

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 Wisser 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.wissermortgageadvice.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.

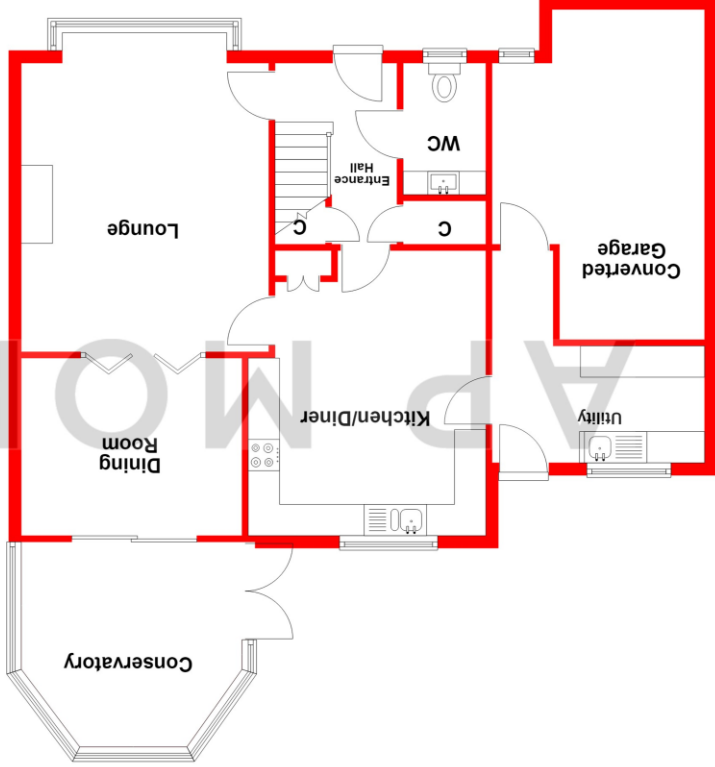
Need a solicitor?

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.

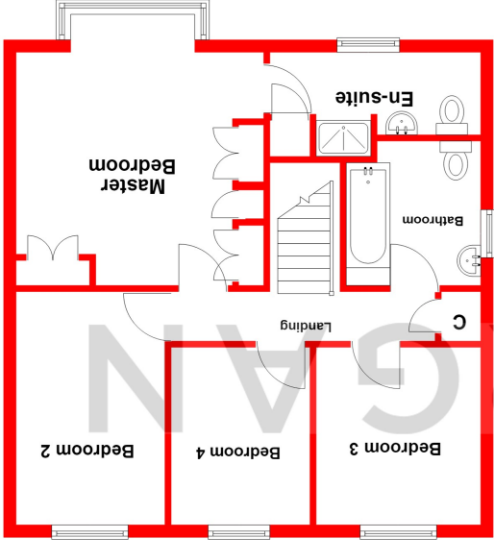
Identity Checks

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



First Floor



Total area: approx. 148.9 sq. metres (1602.9 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 Planlup.

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