

AP MORGAN



Batsford Close, Wirehill, Redditch
Offers in excess of £390,000

Features:

- **No onward chain**
- Detached family home
- Four well-proportioned bedrooms
- Large ground floor layout
- Dining room opening into conservatory
- Generous front and rear gardens
- Driveway and garage
- Ideal family property

Description:

This well-presented detached family home is offered to the market with no onward chain. Set within a quiet residential location, the property benefits from a front garden, driveway and integral garage, providing ample off-road parking and excellent practicality for modern family life.

The property boasts a spacious and flexible ground floor layout, ideal for modern family living. A welcoming entrance leads into a generous lounge, perfect for relaxing or entertaining. The separate dining room opens directly into the conservatory, creating a bright and sociable space that works perfectly for family meals, gatherings or entertaining, while also enjoying views over the rear garden. The kitchen is well laid out with good storage and preparation space, and a ground floor WC adds further convenience.

To the first floor, the property offers four well-sized bedrooms, suitable for families, home working or guests, all served by a family bathroom. The layout provides flexibility to adapt rooms to suit changing needs, whether for growing families or those requiring extra space.

Externally, the home truly stands out with its large rear garden, offering a wonderful private outdoor space with a combination of lawn and patio areas, ideal for children, pets, gardening or entertaining during the warmer months. The front garden enhances kerb appeal, while the driveway and garage ensure excellent parking and storage options.

Well positioned in Wirehill, the property benefits from easy access to the Alexandra Hospital for medical facilities, local shops, and schooling. Redditch Town Centre is roughly 3.6 miles away boasting an assortment of leisure facilities and amenities such as shops, restaurants, and cinema, as well as the local bus and train stations. Motorway networks (M42 and M5) are easily accessible.



Details:

Porch 4'6" x 4'11" (1.37m x 1.5m)

Lounge 16'6" x 16'10" (5.03m x 5.13m)

Dining Room 7'10" x 10'6" (2.4m x 3.2m)

Conservatory 9'11" x 9'5" (3.02m x 2.87m)

Kitchen 7'10" x 14'11" (2.4m x 4.55m)

WC 4' x 4'7" (1.22m x 1.4m)

Garage 17'7" x 8'7" (5.36m x 2.62m)

Landing

Bedroom 1 15'4" x 10'6" (4.67m x 3.2m) max dimensions

Bedroom 2 12'6" x 8'1" (3.8m x 2.46m)

Bedroom 3 9' x 10'6" (2.74m x 3.2m)

Bedroom 4 8'6" x 6'6" (2.6m x 1.98m)

Bathroom 9'7" x 6'6" (2.92m x 1.98m)

EPC Rating: To be confirmed

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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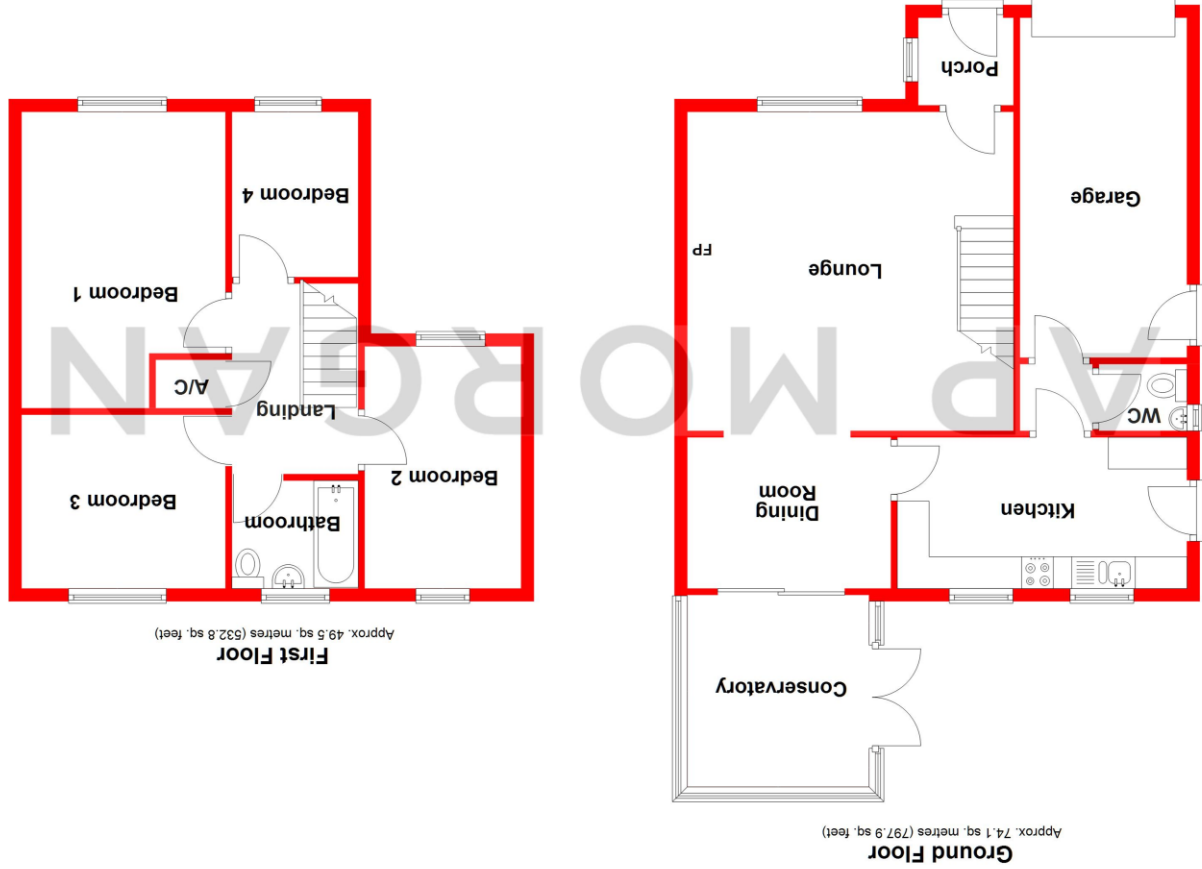
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