



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

@ victoria.fitzpatrick@exp.uk.com

🌐 victoriafitzpatrick.exp.uk.com

📞 07833 136 521

Longfellow Close, Walkwood, Redditch, B97 5HN

Offers Over £315,000

3 2 1



****PLEASE QUOTE REF VF0354 WHEN ARRANGING YOUR VIEWING****

I am delighted to offer this **SPACIOUS** three bedroom semi-detached family to the market, situated in the sought after residential location of Walkwood, Redditch.

The property is approached via a generous tarmac driveway offering ample parking for any growing family. Internal accommodation comprises of entrance hallway with stair leading to first floor landing, understair storage cupboard and doors leading to breakfast kitchen and lounge. The breakfast kitchen is fitted with a range of wall and base units, roll top work surfaces, integrated oven, gas hob, overhead extractor and dishwasher with two double glazed windows flooding the space with natural light. There is also access to a separate utility room with space for appliances, a range of wall and base units, access to ground floor WC and door to the rear garden. The lounge is of a generous size and offers a cosy atmosphere with a feature multi-fuel burner, dual aspect double glazed windows and double glazed patio door opening into the garden.

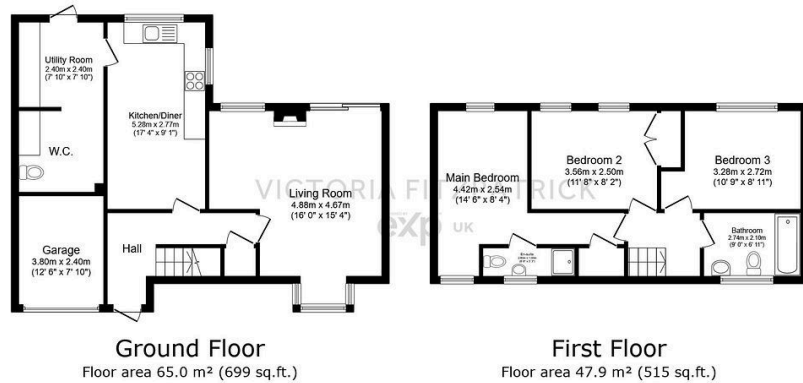
The upper floor offers Master bedroom with en-suite shower room and double glazed window to front and rear, the ensuite is fitted with shower, pedestal wash hand basin and low level WC with double glazed window. Bedroom two and three are good sized doubles with bed room two benefiting from fitted wardrobes. The family bathroom comprises a P-shaped bath with electric overhead shower, pedestal wash basin and low level WC, with heated towel rail and double glazed window.

The rear garden is nice and private with an initial paved patio ideal for summer dining, storage timber shed, a well maintained lawn, raised vegetable planters and decking area with mature hedged borders and fenced boundaries. The property occupies a substantial plot and benefits from double glazing, gas central heating, storage garage and owned solar panels.

Location - Close to Redditch Town Centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations.

Additionally, the M5 and M42 motorways are easily accessible and





TOTAL: 112.8 m² (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors(s).



- QUOTE REFERENCE VF0354
- SOUGHT AFTER LOCATION
- SPACIOUS SEMI-DETACHED HOME
- BREAKFAST KITCHEN
- UTILITY ROOM
- LOUNGE WITH FEATURE MULTI-FUEL BURNER
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- STORAGE GARAGE
- AMPLE OFF ROAD PARKING

10/09/2024, 16:00 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
67 Longleaze Close REDDITCH B47 7JH	Energy rating C	Valid until: 23 October 2033
		Certificate number: 2871-3931-0208-0097-4204
Property type	Detached house	
Total floor area	114 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-properties-current-energy-efficiency-standards-and-guidance) (<https://www.gov.uk/guidance/landlords-privately-rented-properties-current-energy-efficiency-standards-and-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/2871-3931-0208-0097-4204?print=true>

1/4

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29