



7 Wordsworth Avenue

Redditch, B97 5BG

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Beautifully updated family home with spacious living accommodation, landscaped gardens and a thoughtfully converted garage providing excellent everyday practicality.

- Beautifully modernised home with well presented accommodation throughout
- Open plan kitchen, family room and separate dining room
- Landscaped rear garden with a brick built shed
- Driveway providing off road parking together with a partially converted garage, retaining useful storage space to the front while offering a versatile utility area to the rear
- Convenient Redditch location close to everyday amenities and transport links

Beautifully presented throughout, this updated home offers spacious accommodation designed for modern family living. A generous living room is complemented by an impressive open plan kitchen and family room that flows seamlessly into a separate dining room, creating excellent space for both everyday life and entertaining. Upstairs are three well proportioned bedrooms and a contemporary family bathroom, while the partially converted garage provides a practical utility and cloakroom alongside useful storage space. Outside, the landscaped rear garden and driveway complete this attractive home.

1302 sq ft (121 sq m)





The kitchen and family room

Forming the heart of the home, this impressive open plan kitchen and family room has been thoughtfully designed to provide an exceptional space for cooking, dining and everyday living. Contemporary high gloss cabinetry is complemented by extensive timber work surfaces, quartz preparation areas and integrated appliances, creating a stylish yet highly practical environment. A central peninsula with breakfast bar seating naturally defines the kitchen while providing an ideal spot for informal dining or socialising.



Beyond the kitchen, the space opens effortlessly into a comfortable family seating area and adjoining dining room, creating a superb environment for entertaining or modern family life. Large glazed openings provide an attractive outlook over the garden while strengthening the connection between the indoor and outdoor living spaces, making this a particularly sociable and versatile part of the home.





The dining room

Designed for everyday meals and entertaining alike, the dining room enjoys a bright setting with doors opening onto the garden. Its position alongside the kitchen and family room creates a sociable arrangement, while providing flexibility for larger gatherings and family occasions.





The living room

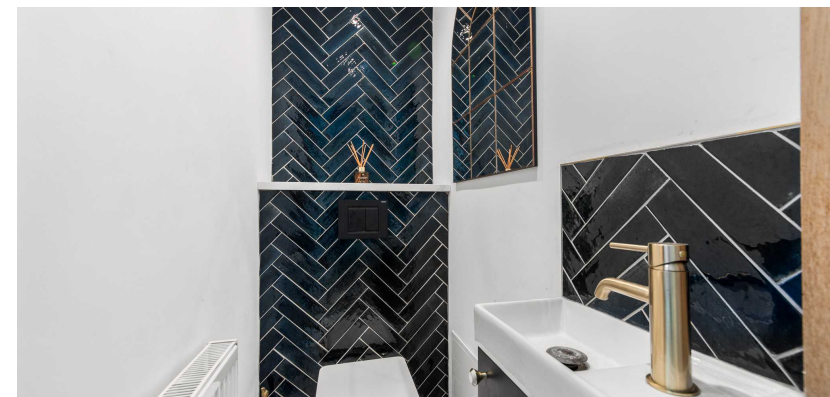
Offering the principal reception space, the living room provides comfortable accommodation for relaxing throughout the day. A wide bay window creates an attractive focal point, while the generous proportions allow for a variety of seating arrangements. Its separate position offers a peaceful retreat from the open plan living areas.





The utility and cloakroom

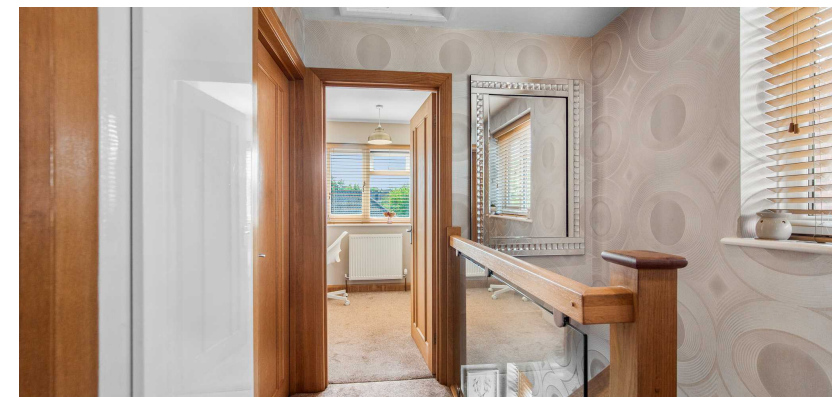
Adding valuable practicality to the home, the utility and cloakroom make excellent use of the converted garage space. The utility provides additional worktop space together with room for laundry appliances, while the cloakroom offers convenient facilities for everyday use. Storage remains available in the front garage.





The hallway and landing

Creating a welcoming first impression, the entrance hall provides an attractive introduction to the home, with quality finishes and a staircase rising to the first floor. The first floor landing is bright and spacious, enhanced by a glazed balustrade that creates a light and airy feel.





The primary bedroom

The primary bedroom offers generous proportions suitable for a double bed and additional bedroom furniture. A large window creates a bright outlook and fitted wardrobes provide extensive storage.





The second bedroom

Well suited as a guest or family bedroom, the second bedroom offers comfortable double accommodation. Its generous proportions allow flexibility for a range of furniture and built-in wardrobes allow maximum use of the floorspace, making it an adaptable space for family members or visitors.





The third bedroom

Offering flexible accommodation, the third bedroom is ideal as a child's bedroom, study or hobby room. A pleasant outlook and practical proportions make it well suited to a variety of changing household needs, along with both a built-in wardrobe and desk.





The bathroom

Designed to serve the first floor accommodation, the bathroom is fitted with a bath featuring a shower over, a wash basin set into a vanity unit and a WC. Contemporary finishes create a practical and comfortable space for everyday use.





The garden

The landscaped rear garden provides an attractive outdoor setting with generous patio areas positioned to enjoy both the morning and evening sun, creating excellent spaces for relaxing, outdoor dining and entertaining. Lawned areas and established planting soften the surroundings, while a brick built shed offers useful storage, making the garden well suited to both family enjoyment and everyday use.



The driveway and parking

The driveway provides convenient off road parking to the front of the property. The partially converted garage retains a useful storage area, providing practical space for bicycles, gardening equipment and seasonal items, while also incorporating a utility area and cloakroom.

Location

Situated within a popular residential area of Redditch, the property enjoys convenient access to a wide range of everyday amenities including shops, supermarkets, cafés and leisure facilities. The area is well served by local schools and offers good transport connections for commuting, with road links to surrounding towns and cities together with nearby public transport options. Green spaces and recreational facilities also contribute to the area's appeal for families and professionals alike.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C



Wordsworth Avenue

Approximate Gross Internal Area

Ground Floor = 71.5 sq m / 770 sq ft

First Floor = 43.5 sq m / 468 sq ft

Outbuilding = 6.0 sq m / 64 sq ft

Total = 121.0 sq m / 1302 sq ft

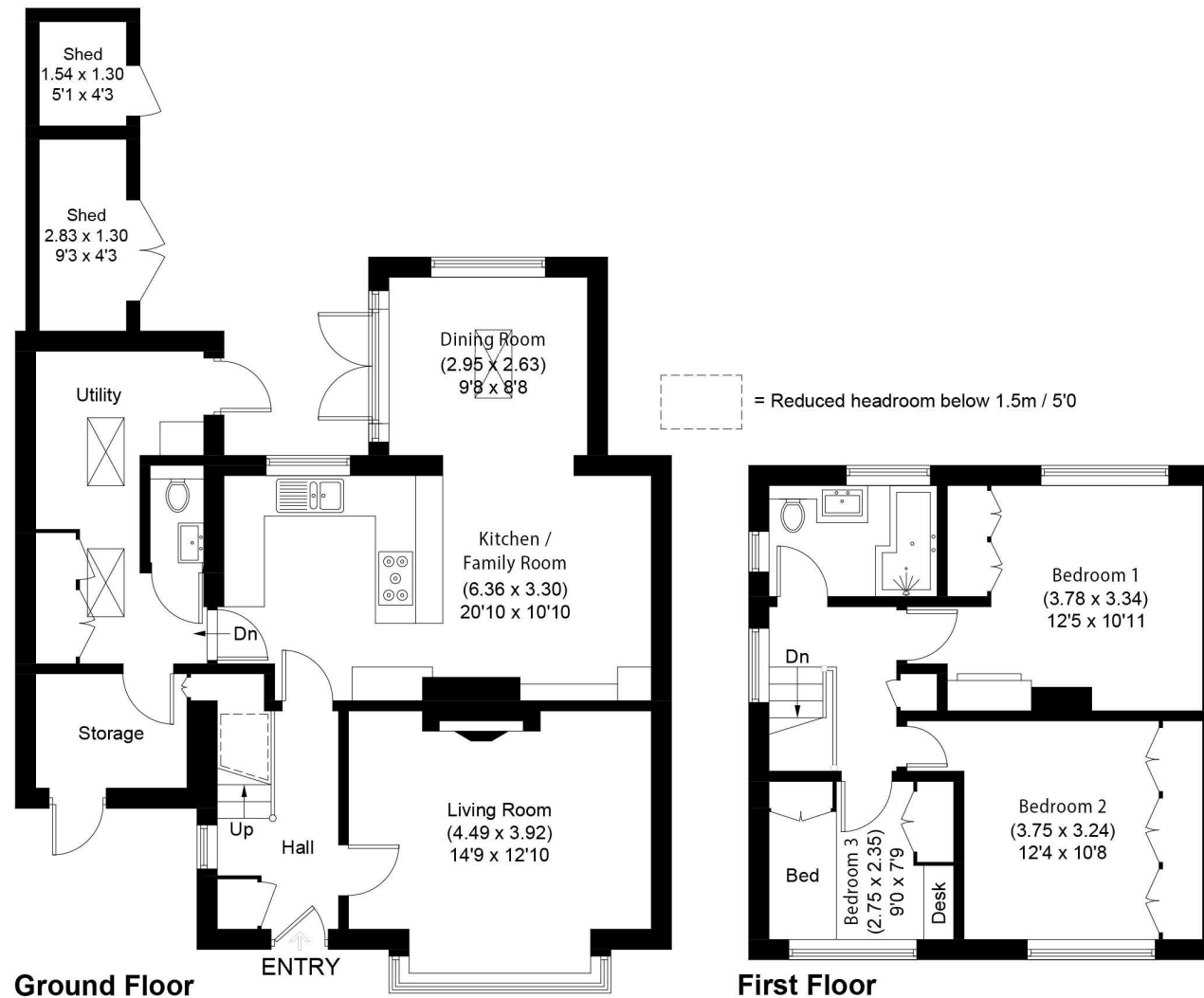


Illustration for identification purposes only, measurements are approximate, not to scale.



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