



## 32 Wheatcroft Close

Redditch, B97 6UL

Andrew Grant

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**3 Bedrooms   2 Bathrooms   1 Reception Room**

Refurbished modern home offering stylish living spaces, landscaped garden and off-road parking, in a convenient Redditch location close to amenities.

- Refurbished property finished to a high standard with stylish accommodation
- Magnet kitchen with quartz worktops, Rangemaster cooker and integrated appliances
- Enclosed rear garden with paved terrace, lawn, raised decking and gate
- Off-road parking to the side with potential for a garage (subject to permissions)
- Conveniently positioned on the edge of Redditch with easy access to Bromsgrove, the town centre and Birmingham

This attractive property has been comprehensively refurbished and offers beautifully presented accommodation. A welcoming hall leads to a comfortable living room and a superb kitchen and dining space opening to the garden. Completing the ground floor is a modern cloakroom. Upstairs there are three bedrooms, including a principal room with en suite shower, plus a well-appointed family bathroom. Outside there is off-road parking and a landscaped rear garden.

775 sq ft (72 sq m)





## The kitchen and dining room

The sociable heart of the home is the open-plan kitchen and dining space, perfect for family life and entertaining. A stylish Magnet kitchen features shaker-style cabinetry topped with quartz work surfaces, a Rangemaster cooker with glass hood, an inset Belfast sink and an integrated wine fridge and appliances. A peninsula creates a useful breakfast bar while the dining area is arranged beside French doors that open directly onto the rear terrace.







## The living room

Offering an inviting place to relax, the living room centres on a bespoke media wall incorporating illuminated shelving, an integrated television and a log-effect fire. Herringbone-style flooring and a pair of double-glazed windows fitted with shutters enhance the space. This well-proportioned reception room connects with the entrance hall and enjoys a comfortable outlook to the front.







## The cloakroom

Providing a useful convenience on the ground floor, the cloakroom is fitted with a contemporary suite. It has a compact vanity unit with mixer tap, a concealed-cistern WC and part-tiled walls. A frosted window allows natural light and ventilation.



## The primary bedroom and en suite

The principal bedroom offers a restful retreat with wood flooring and a window fitted with shutters. An adjoining en suite is fully tiled in large-format grey tiles and features a glazed shower enclosure, vessel basin on a vanity unit, back-to-wall WC and chrome towel radiator. A frosted window provides light and privacy.





## The second and third bedrooms

The remaining bedrooms provide flexible accommodation ideal for guests, children or use as a home office or dressing room. Each room has wood flooring and a double-glazed window, with the third bedroom benefiting from built-in sliding mirrored wardrobes.





## The bathroom

Serving the household, the family bathroom is appointed with a panelled bath with mixer shower and glazed screen, a pedestal basin and a close-coupled WC. Tiled walls around the bath, a heated towel rail and a frosted window complete the space.





## The garden

The garden offers a private outdoor space for relaxation and entertaining. Immediately outside the French doors is a generous paved terrace, ideal for al fresco dining. Beyond, a level lawn with stepping stones leads to a raised timber deck accessed by timber steps. Planted borders soften the fencing and a gate provides handy access to the parking area.





## The driveway and parking

The property benefits from off-road parking on a tarmac drive to the side. There is also a gravelled frontage with planted borders and a pathway to the front door under a canopy porch. There is scope for construction of a garage, subject to planning.

## Location

Wheatcroft Close enjoys a pleasant position on the edge of Redditch, offering the convenience of town living with a more open feel. Local amenities include supermarkets, shops, cafés and leisure facilities, while schooling is available for all ages in the area. Redditch provides rail links and road connections to Bromsgrove and Birmingham, making commuting straightforward. The surrounding Worcestershire countryside offers parks and footpaths for those who enjoy outdoor pursuits.

## Services

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

Broadband: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

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

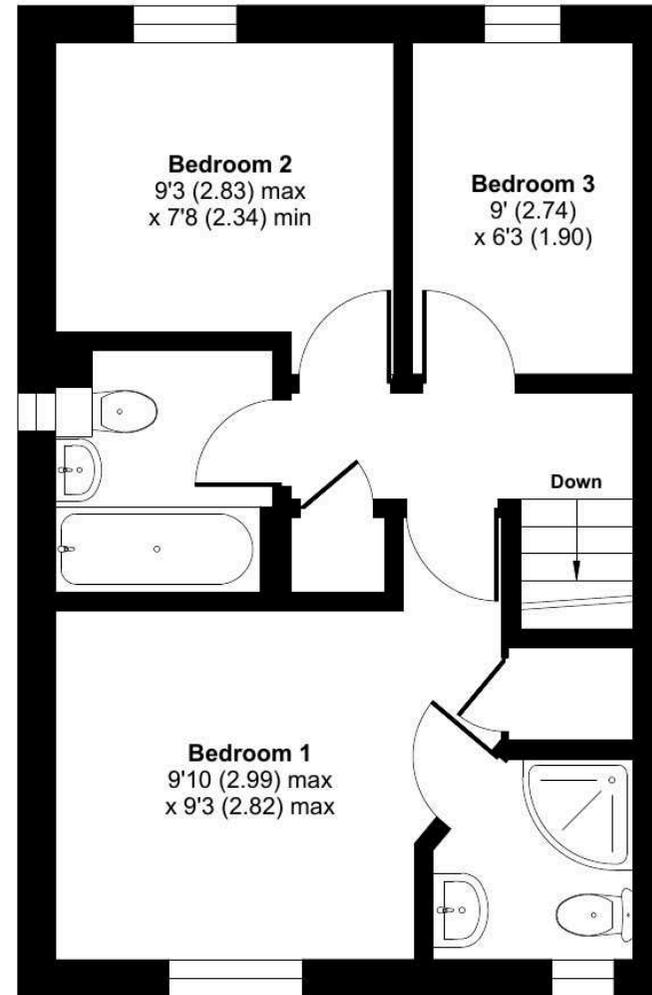
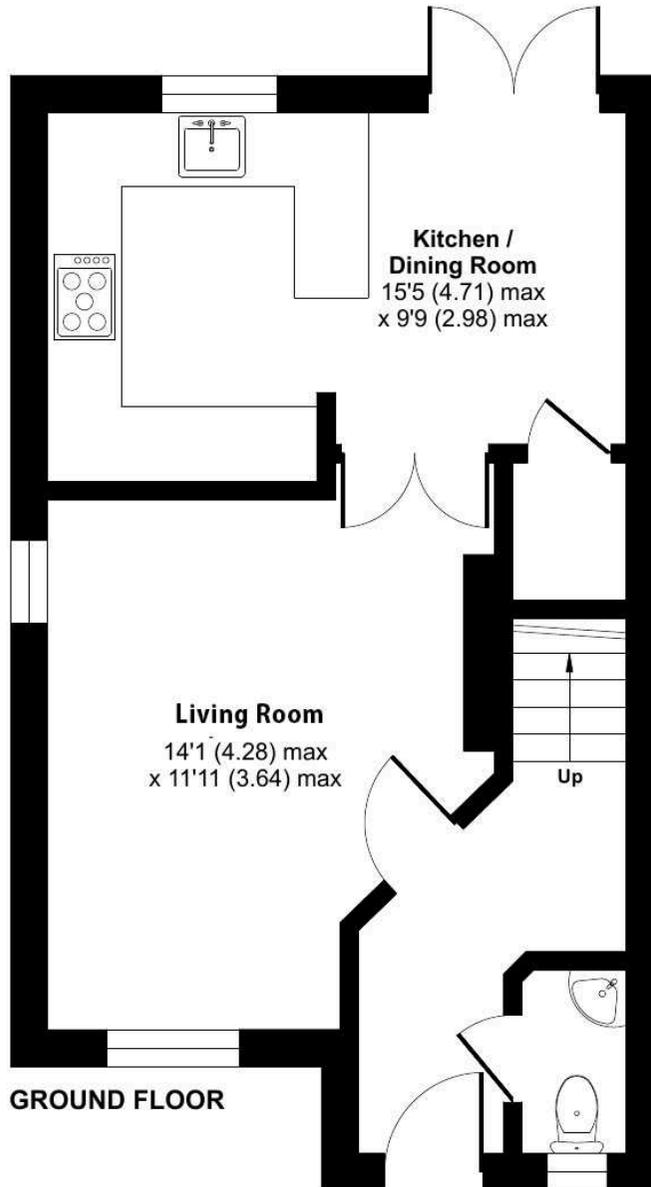




# Wheatcroft Close, Redditch, B97

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Andrew Grant. REF: 1418486



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