



44 Wheelers Lane

Redditch, B97 6GT

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well presented two bedroom home with a private garden and spacious living accommodation, ideally located within a popular residential area of Redditch.

- Attractive two bedroom home with well balanced living space, offering strong buy-to-let potential.
- Kitchen and dining area with garden access.
- Enclosed rear garden offering private outdoor space.
- Single garage providing secure parking or storage alongside an allocated parking space.
- Convenient location close to shops, schools and transport links.

This well presented home offers comfortable and practical accommodation arranged over two floors and presents an appealing buy-to-let opportunity. The ground floor features a welcoming living room with cloakroom and an open plan kitchen and dining space opening directly to the rear garden. Upstairs, there are two bedrooms and a family bathroom. Outside, the enclosed garden provides a private area to relax or entertain. The property also benefits from a single garage and an allocated parking space. Situated in a popular residential area of Redditch, it is well placed for local amenities, schools and transport links, making it attractive to both owner occupiers and investors alike.

780 sq ft (72.5 sq m)





The kitchen and dining room

Positioned to the rear of the home, the kitchen and dining room forms a welcoming space. Fitted with a range of matching wall and base units, the layout provides excellent storage and preparation space while maintaining a clean, streamlined appearance. There is ample room for a dining table, creating a comfortable setting for family meals or entertaining. Double doors open directly to the garden, offering an easy transition outside and enhancing the sense of space.





The living room

The living room offers a comfortable space ideal for relaxing or entertaining. A large window draws in natural light, enhancing the sense of space and creating a pleasant atmosphere throughout the day. The staircase rises from the living area, while beneath the stairs, there is scope for a compact workspace, ideal for those working from home. A discreet cloakroom is accessed from the front porch, offering a convenient facility for guests and day to day living.





The primary bedroom

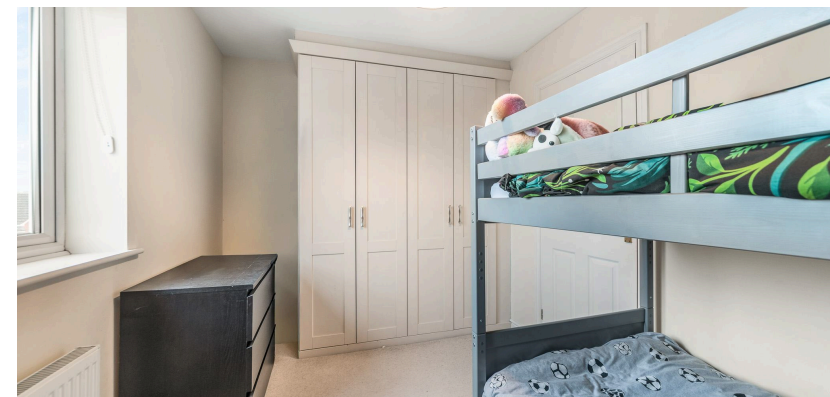
The primary bedroom is well proportioned, providing space for a double bed along with additional bedroom furniture. A window overlooks the front of the property, bringing in daylight and creating a pleasant outlook. There is practical built in storage potential, with an area that lends itself well to wardrobes or a dressing space.





The second bedroom

The second bedroom is a versatile space well suited to a range of uses. It comfortably accommodates a single or bunk bed arrangement, making it an ideal choice for children, guests or as a flexible home office. The layout allows for additional storage furniture without compromising the sense of space.





The bathroom

The family bathroom serves the bedrooms with a practical and well arranged layout. The suite comprises a panelled bath with overhead shower, wash basin and WC, creating a functional space suited to both busy mornings and evening routines. Well positioned within the home, this bathroom offers convenience for the household and visiting guests alike.



The garden

Accessed directly from the kitchen and dining room, the rear garden offers a private outdoor space. Enclosed by timber fencing, it provides a good level of seclusion while creating a safe environment for children and pets to enjoy. The garden is mainly laid to patio and gravel and there is scope to personalise the space with planting or additional landscaping, allowing buyers to create their own outdoor retreat.



The parking

The property benefits from the use of a single garage, on a peppercorn rent basis with no charges, positioned within the nearby block to the front of the development, alongside an allocated parking space. This provides secure off road parking or valuable additional storage, ideal for bikes, tools or seasonal items. This useful feature enhances the overall appeal of the home and offers flexibility to suit a range of lifestyle needs.

Location

44 Wheelers Lane is situated within a well established residential area of Redditch, offering a convenient setting for everyday living. The property is ideally placed for access to a range of local amenities, including supermarkets, shops and leisure facilities, all within easy reach. Nearby green spaces and walking routes provide opportunities to enjoy the outdoors while remaining close to home.

Families will appreciate the selection of well regarded primary and secondary schools located in the surrounding area, making this an appealing choice for those with children. Redditch town centre is easily accessible, providing a wider range of retail, dining and entertainment options.

Transport links are strong, with straightforward road access to the A441 and M42, connecting to Birmingham and the wider motorway network. Redditch train station offers regular services to Birmingham New Street and beyond, making this a practical location for commuters seeking a balance between town convenience and suburban living.

Services

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


Council Tax

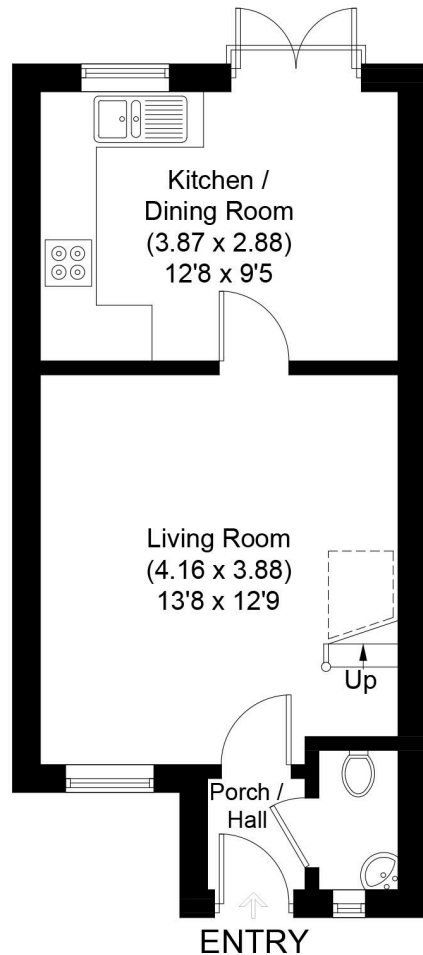
The Council Tax for this property is Band C



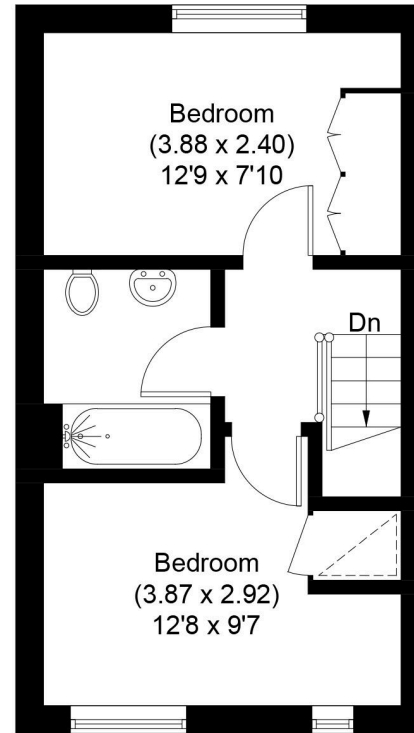
Whealers Lane

Approximate Gross Internal Area
 Ground Floor = 31.0 sq m / 334 sq ft
 First Floor = 27.9 sq m / 300 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 72.5 sq m / 780 sq ft

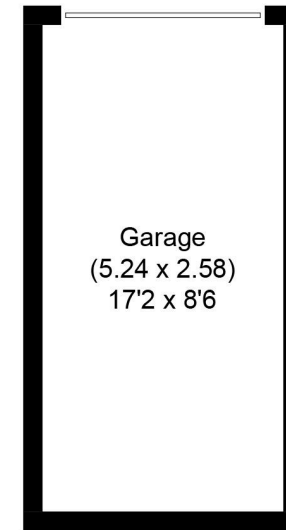
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
			88 B

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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