



Wadbury Hill, Redditch

Tenure: Freehold

Guide Price £500,000

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Wadbury Hill, Redditch

DESCRIPTION

A rare opportunity to acquire this charming two-bedroom character house with an enviable location and rural views. The property requires some modernisation and has scope for further improvement, providing the new owner with the opportunity to create a unique home. This property is offered with no upward chain and must be viewed to appreciate.

The property briefly comprises of a reception room, kitchen, dining room, conservatory and a shower room to the ground floor with two good sized bedrooms and en-suite to the first floor.

The property also boasts a driveway and mature garden space.

Hunt End is a highly sought-after residential area of Redditch. Popular with families due to its excellent local schools, green spaces, and strong sense of community. The area benefits from a range of nearby amenities, including local shops, pubs, and everyday conveniences, while Redditch Town Centre offers a wider selection of shopping, restaurants, and leisure facilities. Excellent transport links are close by, with Redditch Train Station providing direct services to Birmingham, and the M42 and M5 motorways easily accessible for commuting and onward travel.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: D

Local Authority: Redditch Borough Council

Council Tax Band: E

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.

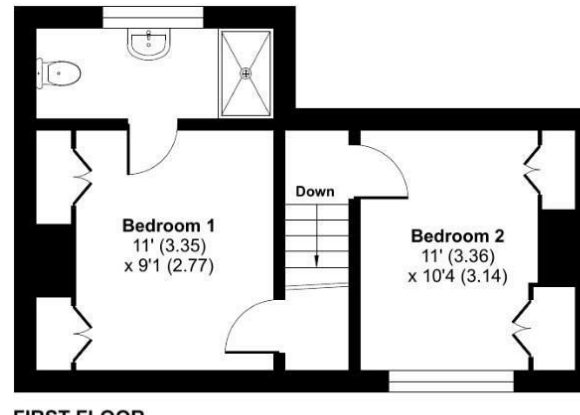
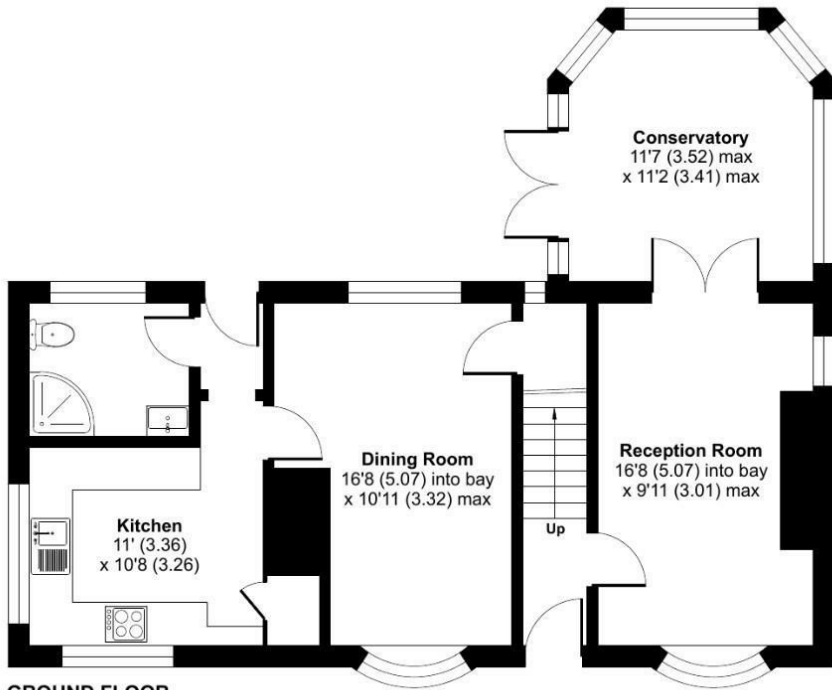


Wadbury Hill, Redditch, B97 5QS

Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale

Council Tax: D



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		60	
		74	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Estate Agent. REF: 1456270

Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

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