



219 Walkwood Road

Redditch, B97 5NX

Andrew Grant

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Redditch, Worcestershire, B97 5NX

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A well arranged family home offering generous living space, four double bedrooms and a large garden with extensive parking.

- A spacious and well proportioned family home
- Large living room with bi fold doors and fireplace
- Mature rear garden with patio, lawn and pond
- Extensive driveway with ample parking and double garage
- Convenient location with access to town centre and transport links

A well arranged home set within a generous plot, offering balanced accommodation across two floors. The ground floor includes a large living room with direct garden access, a versatile dining room and a well equipped kitchen with adjoining utility. Upstairs provides four double bedrooms alongside a bathroom and separate shower room. Outside, the garden offers a combination of patio and lawn, while the frontage provides extensive parking and access to a double garage.

1871 sq ft (173.8 sq m)





The kitchen and utility

Daily living centres around this practical kitchen and adjoining utility space. The kitchen features fitted wall and base units with integrated appliances including oven, hob and extractor, alongside a sink set within work surfaces and dual aspect windows. The adjoining utility continues the fitted cabinetry, incorporates an additional sink and provides direct access to the garden.





The living room

A generous principal reception room designed for both relaxation and entertaining. A contemporary fireplace forms a natural focal point, while bi fold doors open directly onto the garden and are complemented by additional windows. The room offers a broad layout with clear connection to the hallway and easy flow into the adjoining accommodation.





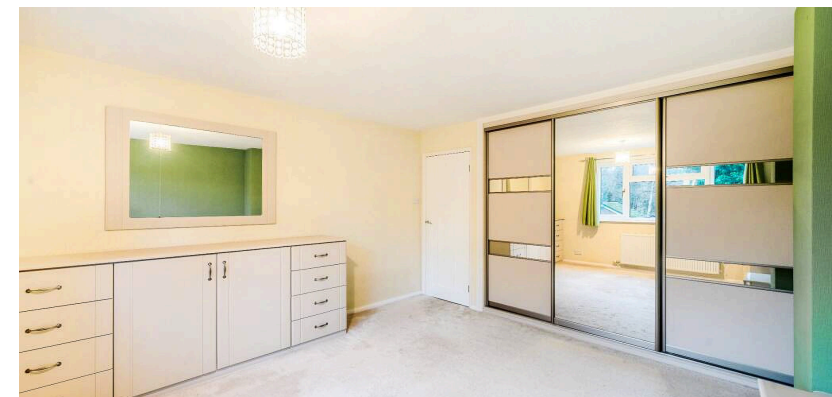
The dining room

A versatile room suited to formal dining or home working. A rear facing window provides outlook towards the garden, while internal windows create visual connection with the hallway. The proportions comfortably accommodate a dining table or office arrangement, with direct access from the central hall.



The primary bedroom

A well proportioned double bedroom arranged to take advantage of its position within the home. Fitted wardrobes and built in storage provide practical organisation, while a rear facing window offers views across the garden. The layout allows for a full range of bedroom furniture.





The second bedroom

A comfortable double bedroom positioned at the front of the property. A window provides outlook over the frontage, while the rectangular layout allows for flexible furniture placement. The room sits conveniently off the landing with easy access to the bathroom facilities.



The third bedroom

A further double bedroom offering adaptable accommodation. A window provides natural outlook, while the proportions support a range of bedroom arrangements. Its position off the landing ensures convenient access to both the bathroom and shower room.



The fourth bedroom

An additional double bedroom providing useful flexibility for family living. A built in cupboard offers integrated storage and houses the boiler, while a window provides natural outlook. The room is well suited to use as a bedroom, study or guest space.



The shower room

A dedicated shower room providing modern facilities alongside the main bathroom. The space includes a walk in shower, wash basin and WC, complemented by tiled walls and flooring. An obscured window allows for ventilation and natural light.



The bathroom

A well appointed family bathroom serving the first floor accommodation. A bath, wash basin and WC are arranged alongside fitted vanity storage, with tiled walls and flooring enhancing practicality. An obscured window to the front provides natural light and privacy.



The garden

The rear garden offers a broad and varied outdoor space suited to everyday use. A patio extends across the rear of the home, leading onto a lawn with established planting beds. An ornamental pond and additional seating area add interest, while fencing and hedging define the boundaries. A shed provides useful external storage.





The driveway and parking

The approach to the property provides extensive parking across a large block paved driveway. A central planted bed with a specimen tree and gravelled borders add structure to the frontage. The driveway leads directly to the double garage and main entrance, allowing practical access and ample vehicle space.

Location

Nestled in a highly convenient location, the property is just a brief car or bus ride away from Redditch town centre. The town provides an array of amenities, including abundant shopping facilities, schools catering to children of all ages and diverse recreational options. Adding to the convenience, Redditch town centre features an excellent railway station and there is effortless access to the motorway network, making this area strongly appeal to commuters.

Services

The property benefits from mains gas, electricity, water and drainage. Broadband is available at this property.

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

Mobile Coverage: Likely available from EE, Vodafone, Three 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 low risk for river flooding and very low risk for surface water flooding.

Council Tax

The Council Tax for this property is Band E

Agent Note

The photographs used in this listing were taken during a previous sale of the property in 2024.



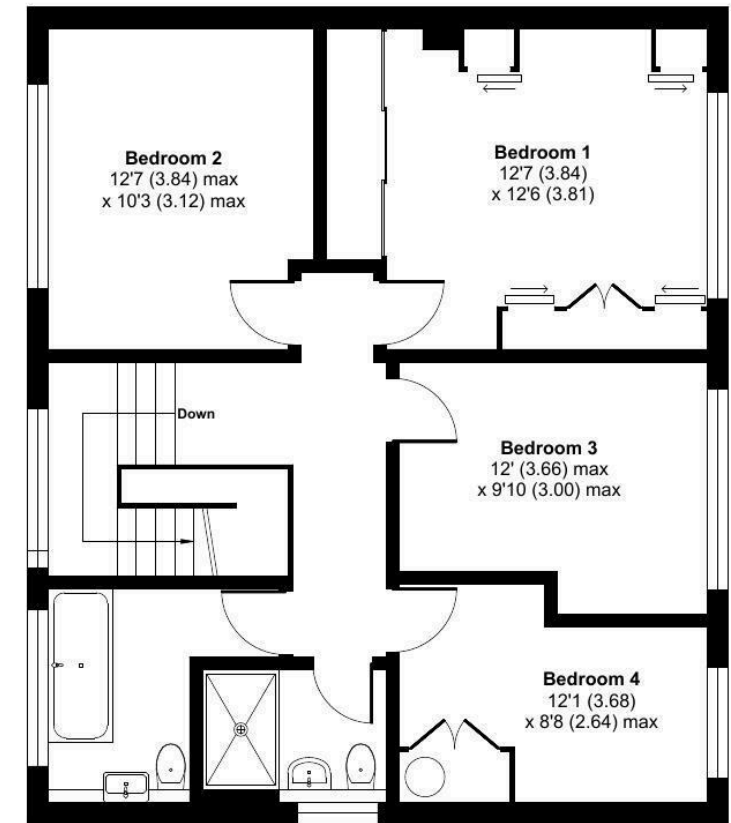
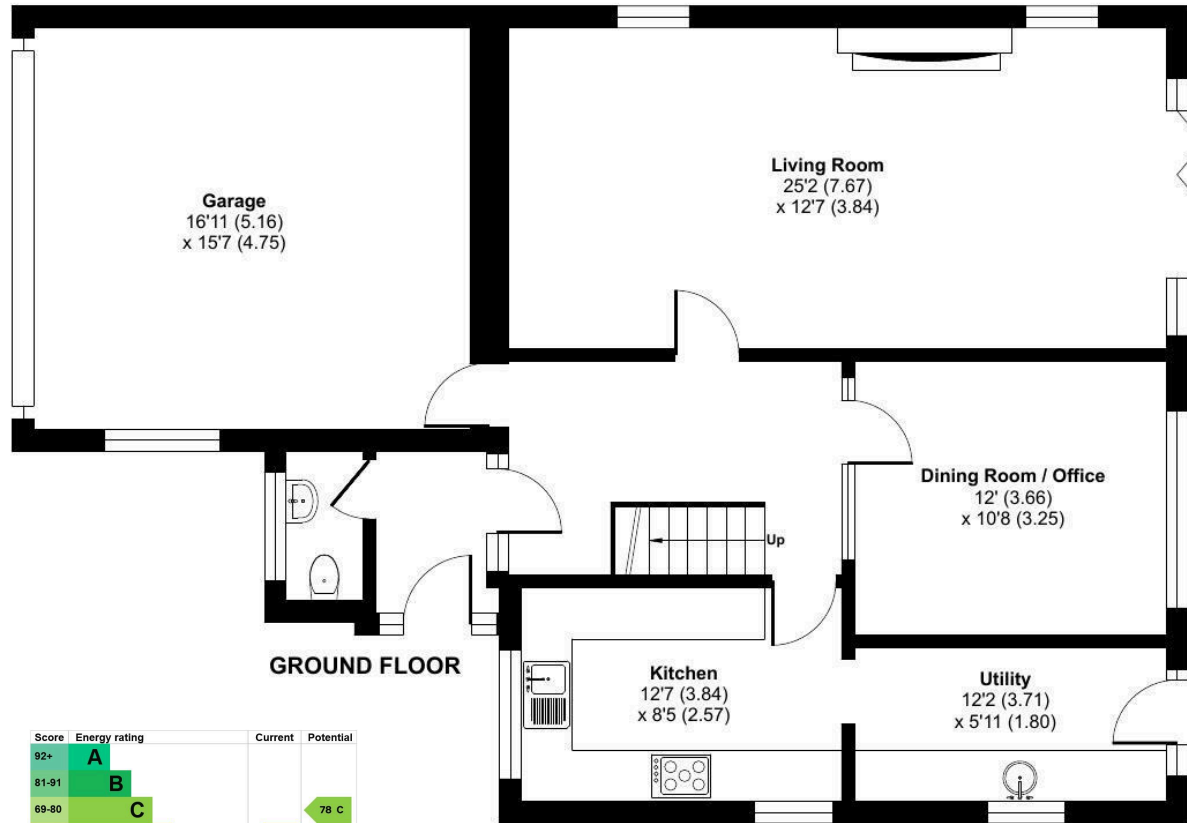
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Approximate Area = 1605 sq ft / 149.1 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1871 sq ft / 173.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Andrew Grant. REF: 1064476



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