



Wadbury Hill, Redditch

- No onward chain
- Idyllic location
- Picturesque garden
- EPC rating: D
- Impressive outlook
- Unique character cottage
- Separate dining room
- Council Tax: E

Guide Price £495,000

Tenure: Freehold

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Wadbury Hill, Redditch

DESCRIPTION

A rare opportunity to acquire a truly individual two-bedroom character cottage, occupying an exceptional elevated position on Wadbury Hill in the sought-after Hunt End area of Redditch with far-reaching rural views and a wonderfully private countryside feel.

Hillside offers an appealing lifestyle for those looking for something different from the conventional modern family home.

From its elevated position, Hillside enjoys an impressive outlook across the surrounding Worcestershire countryside including the Malvern Hills which creates a sense of space and tranquillity while remaining conveniently located for Redditch and its excellent road and rail connections.

Internally, the Cottage retains considerable character and individuality, with accommodation including two reception rooms, two bedrooms and two bathrooms. The layout provides a comfortable home as it stands, while also offering the incoming owner the opportunity to update and personalise the accommodation to their own taste.

Outside, the setting is a major feature, with the elevated position and surrounding outlook providing a wonderful backdrop and an unusual feeling of being in the countryside despite the property's convenient proximity to Redditch.

Wadbury Hill is situated within the desirable Hunt End area, with Redditch town centre, local amenities, schools and Redditch railway station all readily accessible. The property also provides convenient access to the M42 and wider motorway network, making Birmingham and surrounding areas readily accessible.

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



Approximate Area = 1027 sq ft / 95.4 sq m
For identification only - Not to scale

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	74	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
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

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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