AP MORGAN



Wolverton Close, Ipsley, Redditch

Offers in excess of £500,000

Features:

- Four double bedrooms throughout, ideal for a growing or extended family
- Master bedroom with dressing room, fitted wardrobe and private en-suite
- Bedroom two features a built-in sauna, a genuinely unique addition
- Converted garage now a versatile second reception room
- Multi-car driveway with space for several vehicles
- Private rear garden backing onto a pond, home to kingfishers and visiting deer
- Extensive eco upgrades including solar panels, heat pump and EV charger
- Spacious kitchen/diner formed from a knocked-through kitchen and dining room

Description:

A converted garage, a private pond, and a sauna tucked into bedroom two. This house has surprises.

Tucked away in Ipsley, this detached four bedroom home backs onto its very own pond, and life here really does revolve around the water. With a converted garage now serving as a second reception room, a sauna built into one of the bedrooms, and a driveway with space for multiple cars, this is a family home that has been thoughtfully upgraded from top to bottom, inside and out.

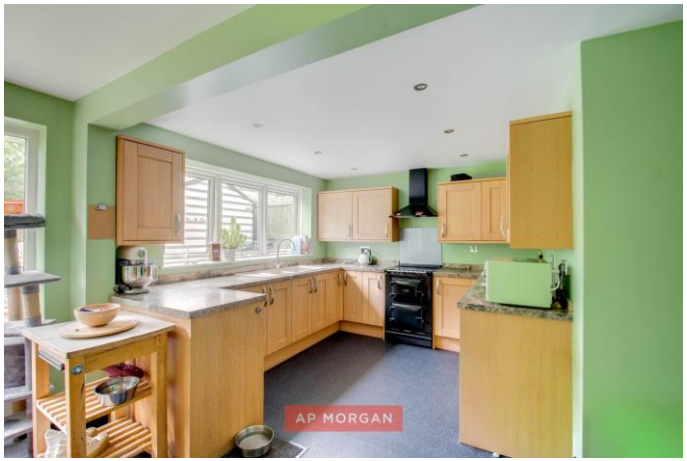
We asked them what made them buy it...

"It was the light and the positive energy that struck us the moment we walked in. We only moved from across the road, but we wanted to stay close to Arrow Valley Park for the dogs, and Ipsley itself for the quiet. The neighbours here are wonderful, there's even a WhatsApp group we call the Wolverton Lovelies, and whether you need a lift somewhere, an egg for baking, or someone with a soldering iron, everyone rallies round. We spend summer evenings walking across Ipsley Meadow to the Golden Goose for a drink, and the schools, Arrow Vale and Ipsley Junior and Middle, are both walkable on the footpaths. Between the sit outs with neighbours, the Christmas drinks, and just how friendly everyone is, it never felt like anywhere else we wanted to be."

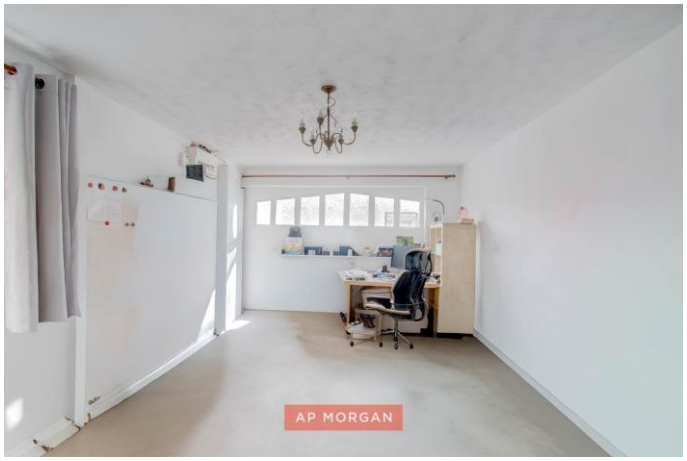
What about the house itself?

"We spend most of our time in the kitchen, just watching life happen on the water. The garden has given us some of our favourite memories, boating with the dog, some fairly extreme gardening while standing in the boat, and watching deer wander in when the water freezes over in winter. Mornings on the deck with a cup of tea never get old, and the kingfishers are something we've never stopped loving. We've done a lot to the house over the years: solar panels, a heat pump, an EV charger, new windows and doors, a new bathroom, new carpets, a reroofed dormer, and we knocked the kitchen and dining room into one open space. Guests always comment on the size of the place, and the energy, it just feels good. We've been very happy here, and we hope the next family will be too."













Our agents say...

This is a genuinely special family home, and it's easy to see why. Every one of the four bedrooms is a proper double, which makes life so much easier for a growing family, and the master suite is a real retreat with its own dressing room, fitted wardrobe, and en-suite. Bedroom two's built-in sauna is a brilliant quirky touch we don't see often, and it's the perfect place to warm up on a cold morning. Downstairs, the converted garage adds fantastic flexible space, whether that's a playroom, a home office, or somewhere to unwind away from the main living areas. And then there's the garden. Backing onto its own pond and regularly visited by kingfishers and deer, it's a genuinely rare setting, ideal for entertaining, for the kids, or simply for slowing down with your morning coffee. With eco credentials throughout, from solar panels to a heat pump and EV charger, this home ticks every box for buyers who care about sustainability as much as space.

Homes like this in Ipsley do not come along often. Get in touch with us today to arrange a viewing.

Details:
Entrance Hall

Lounge *24'6" x 14'7" (7.47m x 4.45m)*

Kitchen/Diner *11'8" x 21'4" (3.56m x 6.5m)*

Utility

Reception Room/Office *16'5" x 10'10" (5m x 3.3m)*

WC

Landing

Master Bedroom *10'1" x 13'6" (3.07m x 4.11m)*

Dressing Room *9'2" x 6'5" (2.8m x 1.96m)*

En-suite *5'3" x 11'2" (1.6m x 3.4m)*

Bedroom Two *13'1" x 8'11" (4m x 2.72m)*

Sauna *6'2" x 4'2" (1.88m x 1.27m)*

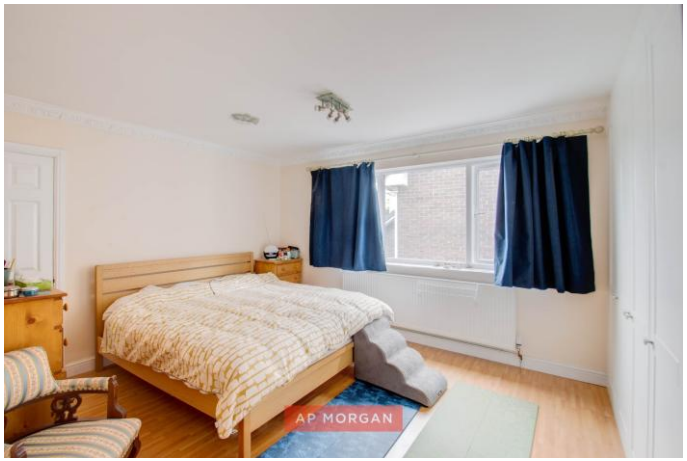
Bedroom Three *9'11" x 11'3" (3.02m x 3.43m)*

Bedroom Four *11'9" x 9'10" (3.58m x 3m)*

Bathroom *9'11" x 11'3" (3.02m x 3.43m)*

EPC Rating: C
Council Tax Band: E (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.













How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

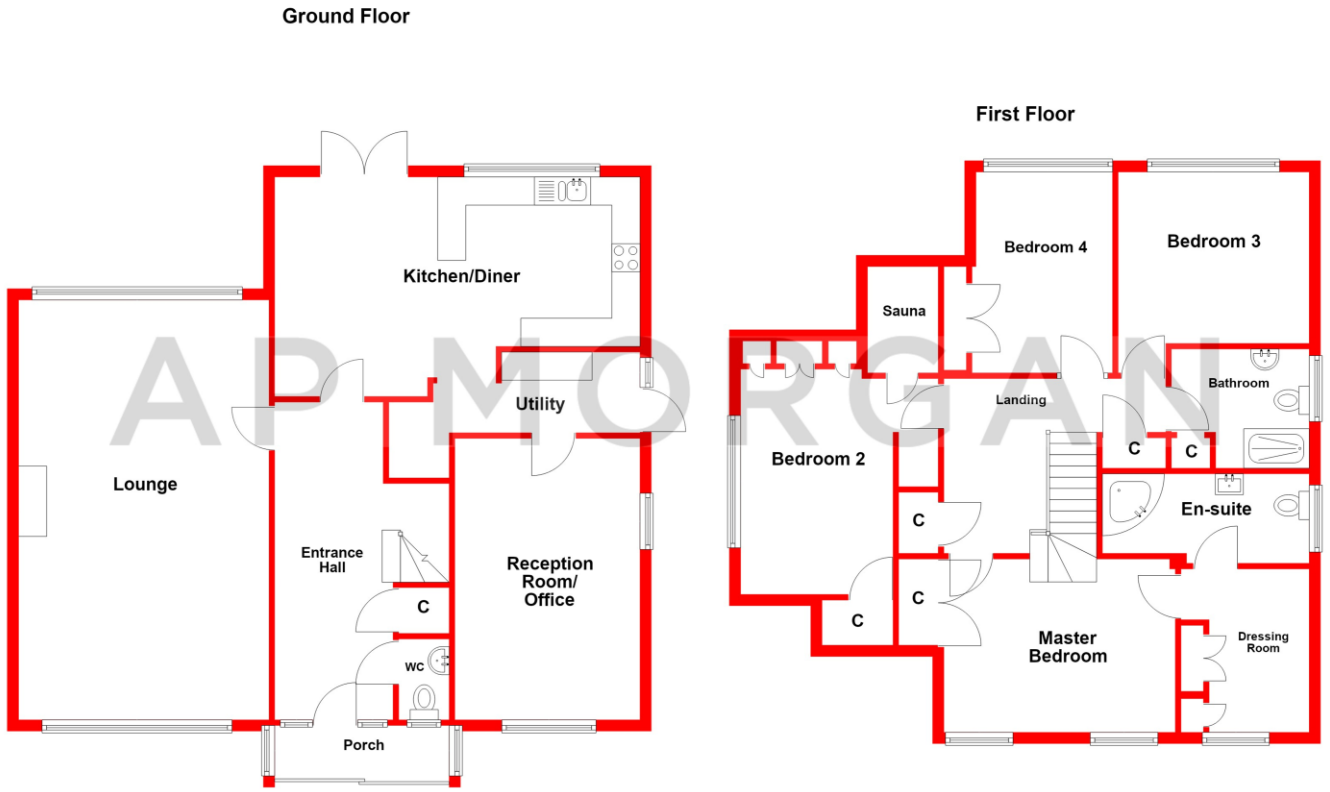
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 182.1 sq. metres (1959.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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