

**AP MORGAN**



**Birchfield Road, Webheath, Redditch**  
Offers in excess of £390,000

**Features:**

- Four-bedroom semi-detached home
- Spacious lounge with bay window
- Separate dining room
- Kitchen with utility room
- Ground floor bedroom/office
- First floor family bathroom
- Large private rear garden
- Driveway with off-road parking

**Description:**

This attractive and spacious four-bedroom semi-detached home offers generous living accommodation, a large private rear garden, and excellent potential for modern family living. Ideally suited to growing families, the property combines well-proportioned rooms with a practical layout across two floors.

Upon entering the property, you are welcomed into a bright entrance hall that provides access to the main reception areas and staircase to the first floor. The front lounge is a comfortable and inviting space, enhanced by a large bay window that fills the room with natural light. To the rear of the property, the kitchen sits at the heart of the home and connects conveniently to both the dining room and the garden, creating an ideal space for everyday family life and entertaining. The separate dining room offers ample room for a family dining table and enjoys pleasant views over the rear garden.

The ground floor also benefits from a versatile fourth bedroom which could alternatively serve as a home office, playroom, or additional reception room depending on individual needs. A useful utility room provides additional storage and laundry space, while a ground floor WC adds further convenience.

Upstairs, the first floor offers three well-proportioned bedrooms, all of which provide comfortable accommodation and good natural light. These are served by a family bathroom and a central landing area with additional storage.



Externally, the property features a generous rear garden that provides excellent outdoor space for families, with a combination of patio and lawn areas ideal for relaxing, outdoor dining, or children's play. To the front, a spacious driveway offers off-road parking for multiple vehicles and enhances the property's overall kerb appeal.

**Details:**

**Hall**

**Lounge** 11'1" x 11'6" (3.38m x 3.5m)

**Kitchen** 12'2" x 20'8" (3.7m x 6.3m) max dimensions

**Dining Room** 8'8" x 9'7" (2.64m x 2.92m)

**Utility** 9'10" x 7'9" (3m x 2.36m)

**WC** 2'8" x 6'11" (0.81m x 2.1m)

**Bedroom 4** 13'2" x 7'3" (4.01m x 2.2m)

**Landing**

**Bedroom 1** 11'11" x 11'1" (3.63m x 3.38m)

**Bedroom 2** 11'11" x 11' (3.63m x 3.35m)

**Bedroom 3** 7'1" x 7'1" (2.16m x 2.16m)

**Bathroom** 7'2" x 7'1" (2.18m x 2.16m)

**EPC Rating:** D

**Council Tax Band:** C (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

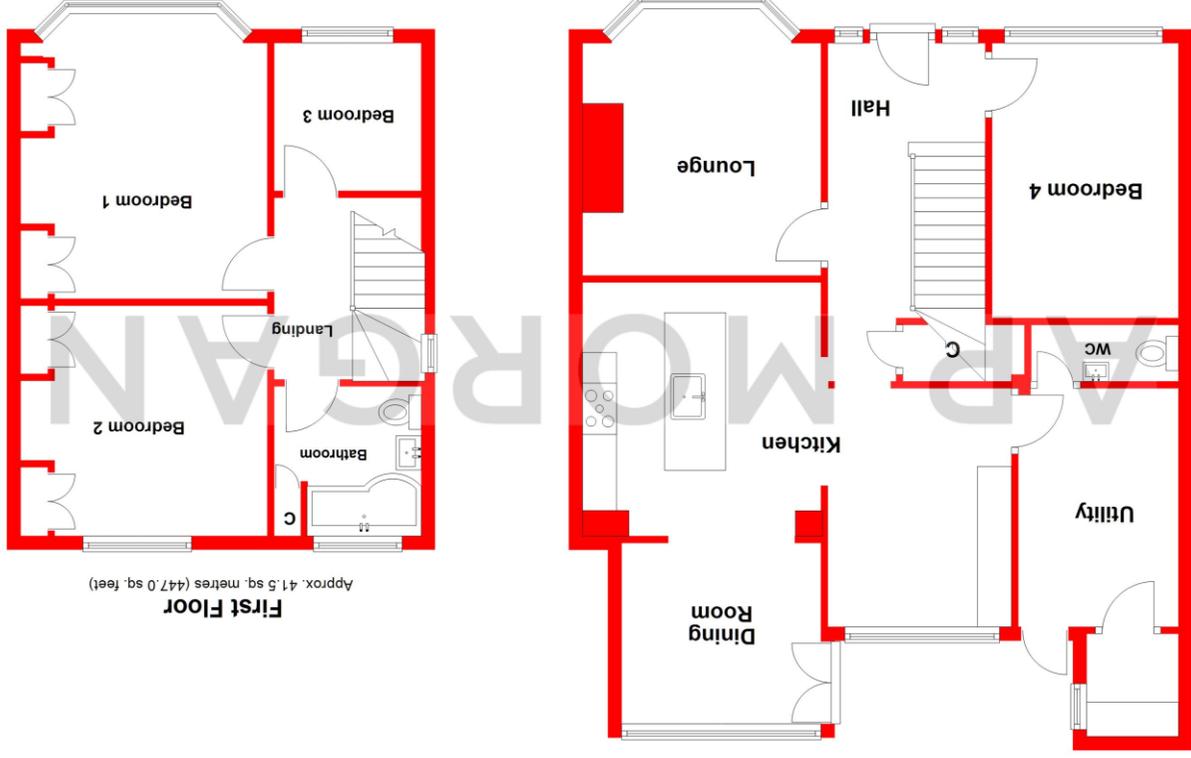
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### Need a solicitor?

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Ground Floor  
Approx. 77.3 sq. metres (832.0 sq. feet)

First Floor  
Approx. 41.5 sq. metres (447.0 sq. feet)

Total area: approx. 118.8 sq. metres (1279.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms, 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.  
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