

**AP MORGAN**



**Shaws Close, Webheath, Redditch**  
Offers in the region of £280,000

**Features:**

- \*\*Offered with no onward chain\*\*
- Detached two-bedroom bungalow
- Quiet cul-de-sac location
- Lounge/dining room
- Front-facing kitchen
- Conservatory accessed from bedroom two
- Driveway and garage
- Well-maintained front and rear gardens

**Description:**

Situated in a quiet cul-de-sac in the sought-after residential area of Webheath, this well-presented two-bedroom detached bungalow offers comfortable and practical single-storey living. The property is offered to the market with no onward chain, making it an ideal purchase for downsizers, retirees or buyers seeking a smooth and straightforward move.

The accommodation is arranged around a central hallway and includes a spacious lounge/dining room, providing a welcoming living space with plenty of room for both relaxation and entertaining. The kitchen is located to the front of the property and is well laid out, offering good storage and worktop space.

There are two well-proportioned bedrooms, with bedroom two enjoying direct access into the conservatory. This versatile space overlooks the rear garden and can be used as an additional sitting area, dining space or hobby room. A modern shower room serves both bedrooms and completes the internal accommodation.

Externally, the rear garden features a combination of lawn and patio areas, providing an attractive and low-maintenance outdoor space. The garden also benefits from rear access into the garage, along with gated side access leading to the front of the property. To the front, there is a driveway providing off-road parking and access to the attached single garage.



Situated in the sought-after area of Webheath, the property benefits from being close to the nearby Redditch town centre, offering access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.

**Details:**

**Porch** 2'10" x 7'5" (0.86m x 2.26m)

**Kitchen** 12' x 7'8" (3.66m x 2.34m)

**Lounge/Dining Room** 16'5" x 11'1" (5m x 3.38m)

**Hall**

**Shower Room** 6' x 5'11" (1.83m x 1.8m)

**Bedroom 1** 10'11" x 11'3" (3.33m x 3.43m) max dimensions

**Bedroom 2** 14'2" x 7'5" (4.32m x 2.26m)

**Conservatory** 8'3" x 9'10" (2.51m x 3m)

**Garage** 18'3" x 8'2" (5.56m x 2.5m)



**EPC Rating:** D

**Council Tax Band:** D (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?

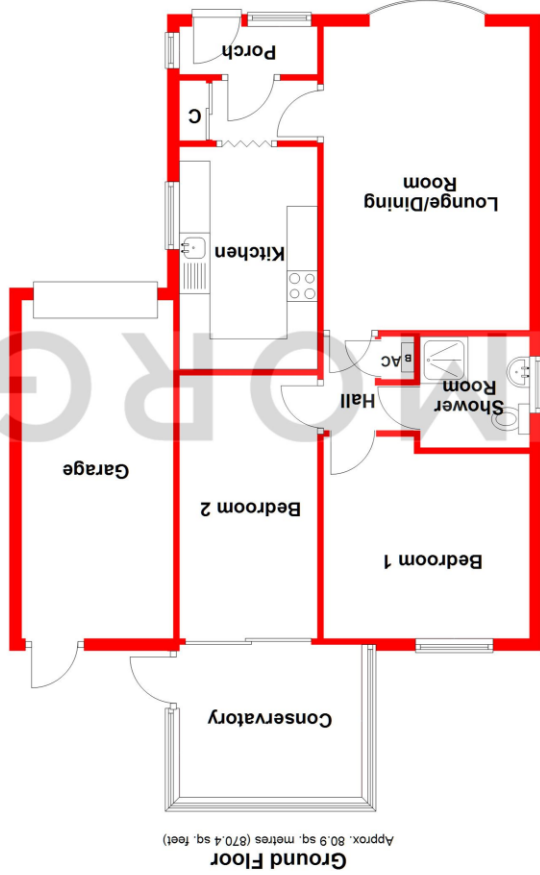
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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. 80.9 sq. metres (870.4 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 Planip.

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