

AP MORGAN



Matson Close, Webheath, Redditch
Offers in excess of £460,000

Features:

- **Offered with no onward chain**
- Four-bedroom detached home
- Family bathroom, two ensembles
- Spacious lounge with bay window
- Open-plan kitchen/diner
- Separate utility room
- Enclosed rear garden
- Driveway and integral garage

Description:

Offered with no onward chain

Set within a quiet modern development, this attractive four-bedroom detached home offers generous accommodation, a private rear garden and an integral garage, making it an ideal choice for families seeking space and convenience.

The ground floor welcomes you with an entrance hall leading through to a spacious lounge with a bay window, creating a warm and inviting living space. To the rear, the open-plan kitchen/diner provides the heart of the home, offering ample room for cooking, dining and entertaining, with direct access out to the garden. A separate utility room adds practical storage and laundry space, while a convenient downstairs WC completes the ground floor layout.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while a second bedroom also enjoys ensuite facilities, providing excellent flexibility for family members or guests. The remaining bedrooms are served by a modern family bathroom, all arranged around a central landing.

Outside, the property features a well-maintained, enclosed rear garden with a paved patio area ideal for outdoor dining and entertaining, alongside a lawned section perfect for children or relaxing in the sun. To the front, a private driveway provides off-road parking and access to the integral garage. Combining comfortable living space with a desirable location, this home presents a fantastic opportunity for those looking to move into a modern, family-friendly property.



Details:

Hall

Lounge 17'10" x 11'2" (5.44m x 3.4m)

WC 5'6" x 2'9" (1.68m x 0.84m)

Kitchen/Diner 12'7" x 20'10" (3.84m x 6.35m) max dimensions

Utility 10'10" x 5'7" (3.3m x 1.7m)

Garage 16'8" x 8' (5.08m x 2.44m)

Landing

Bedroom 1 16' x 11'4" (4.88m x 3.45m) max dimensions

Ensuite 6'8" x 5'8" (2.03m x 1.73m) max dimensions

Bedroom 2 11'8" x 13'4" (3.56m x 4.06m) max dimensions

Ensuite 5'4" x 7'5" (1.63m x 2.26m)

Bedroom 3 10'7" x 10'9" (3.23m x 3.28m)

Bedroom 4 10'7" x 9'1" (3.23m x 2.77m)

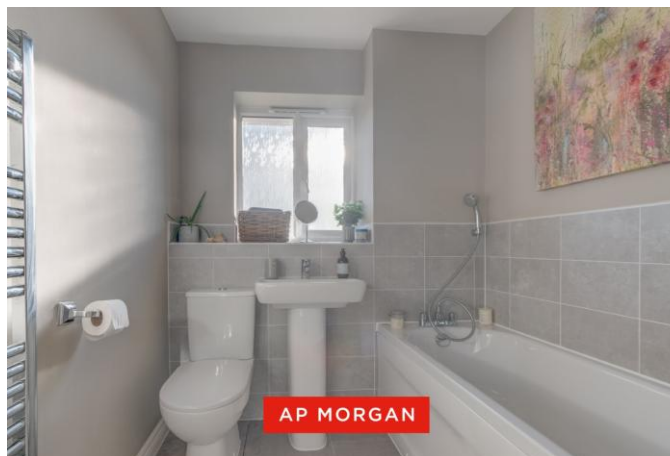
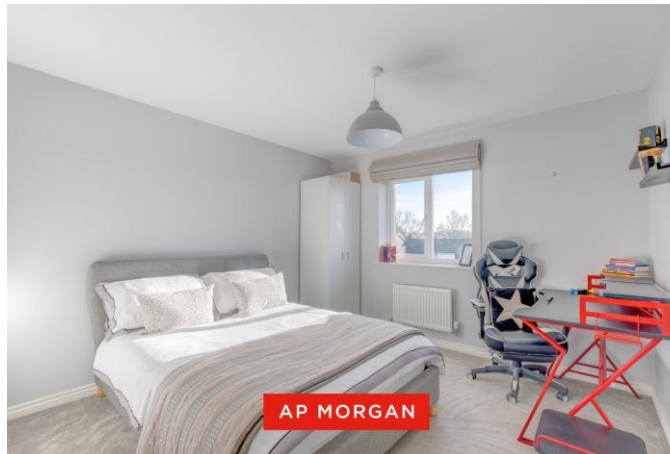
Bathroom 10'7" x 6'4" (3.23m x 1.93m) max dimensions

EPC Rating: B

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Property to sell?

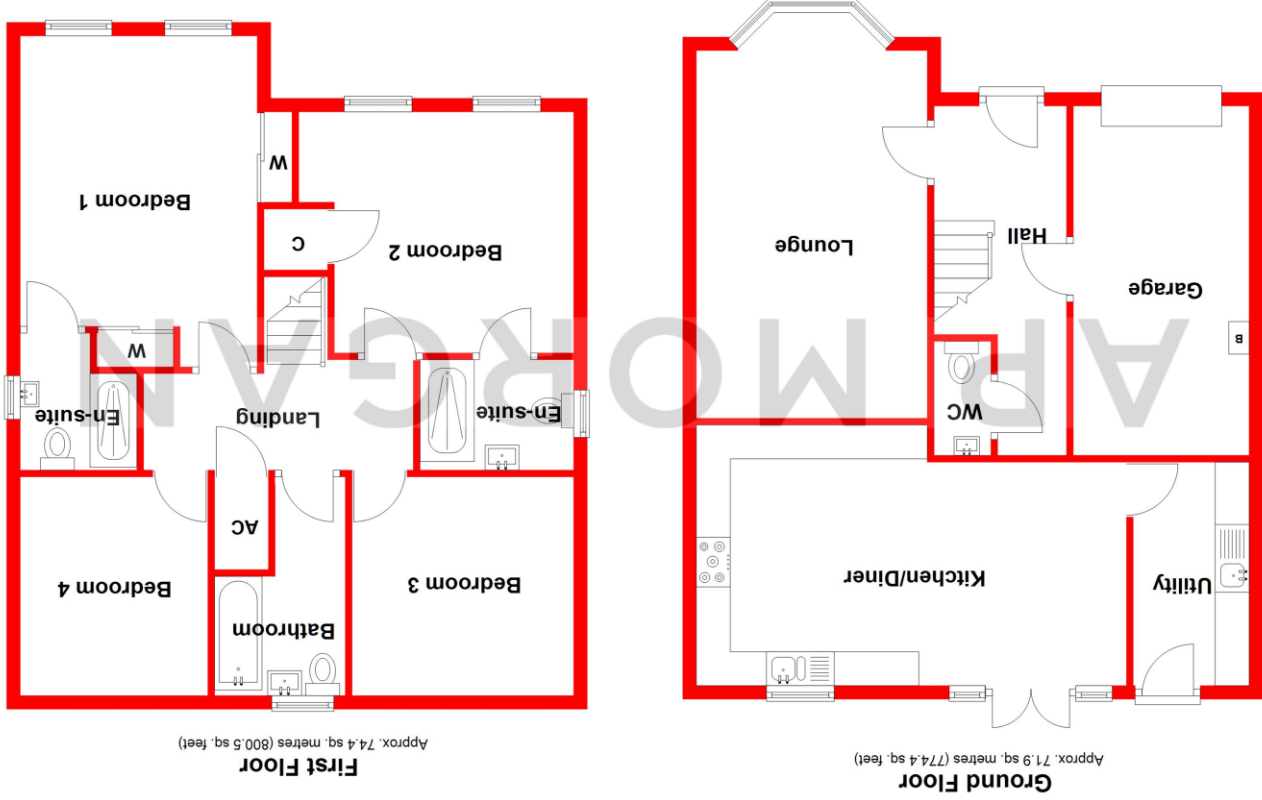
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Total area: approx. 146.3 sq. metres (1574.8 sq. feet)

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Plan produced using Planlup.

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