

**AP MORGAN**



**Dunstall Close, Webheath, Redditch**  
Offers in excess of £525,000

**Features:**

- Well-presented detached family home
- Five generous sized bedrooms
- Spacious lounge area
- Fantastic, well-equipped kitchen/diner
- Family bathroom, WC and en-suite
- Convenient study room
- Great rear garden
- Double garage and large driveway

**Description:**

Welcoming you to this well-presented detached family home offering five generously sized bedrooms, a fantastic kitchen/diner with integrated appliances, a spacious lounge, a great rear garden, and the benefits of a double garage and large multi-car driveway. This property is situated in Webheath, Redditch, close to well-regarded schools, shops, restaurants, and local amenities, as well as excellent transport links.

On arrival, the property presents a spacious driveway suitable for multiple vehicles, with lawn areas on either side adding greenery to the frontage. The driveway leads up to the double garage, offering additional parking or ideal storage space, with steps to the side leading to the entrance of the home.

Upon entry, the ground floor brings you into the entrance hall, with a study to the right offering a great office space or playroom, followed by a downstairs WC fitted with a toilet, wash basin, and a storage cupboard. To the left is the lounge, a generous space for comfort and relaxation, fitted with a log burner and a large window allowing plenty of natural light to flow through. The lounge also features double doors opening into the well-equipped kitchen/diner.

This space initially provides a great area for a family dining table, with large sliding doors behind allowing access to the rear garden. This is followed by the kitchen area, fitted with ample storage and worktop space, a kitchen island providing additional storage and dining space, an integrated dishwasher, electric hob with extractor fan, and a double oven. There is also a large storage cupboard housing the boiler, which is ideal for utility appliances. This side of the kitchen also provides a door leading to the rear garden and another door returning to the entrance hall.

The first floor leads across a spacious landing into the master bedroom, a generous room with space for large furniture and storage units, and featuring an en-suite fitted with a toilet, wash basin, and shower cubicle. Bedrooms two and three are both spacious doubles, while bedrooms four and five are generous



singles, all offering comfortable living space and room for storage. The first floor also includes the family bathroom, fitted with a toilet, wash basin, and bathtub.

The rear garden opens onto a large patio running down the side of the house, offering a perfect space for outdoor furniture and dining, as well as family entertainment and hosting events. To the side of the house you will find a gate leading to the front of the property, as well as a door opening into the garage. Beyond the patio are steps leading up to the lawn, offering additional space for family enjoyment while remaining low maintenance and bordered by fencing.

Situated in Webheath, Redditch, the property is within walking distance of well-regarded primary schools, as well as great walks and bike rides around Morton Stanley Park, local shops, restaurants, and a post office. The area is also ideal for commuters, with a local bus route, easy access to the M42 and M5 motorways, and the Kingfisher Shopping Centre roughly three miles away, offering a bus and train station along with further shops and amenities.

**Details:**

**Lounge** 18'1" x 4.18 (5.5m x 4.18)

**Study** 7'3" x 7'10" (2.2m x 2.4m)

**WC**

**Kitchen/Diner** 11'1" x 29' (3.38m x 8.84m)

**Master Bedroom** 12'2" x 13'9" (3.7m x 4.2m)

**En-suite** 5'9" x 7'3" (1.75m x 2.2m)

**Bedroom Two** 11'3" x 11'5" (3.43m x 3.48m)

**Bedroom Three** 9'5" x 11'5" (2.87m x 3.48m) Both Max

**Bedroom Four** 11'4" x 9'3" (3.45m x 2.82m) Both Max

**Bedroom Five** 11'3" x 8'2" (3.43m x 2.5m)

**Bathroom** 7'9" x 5'9" (2.36m x 1.75m)

**Double Garage** 16'7" x 16'9" (5.05m x 5.1m)

**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.



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### 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)

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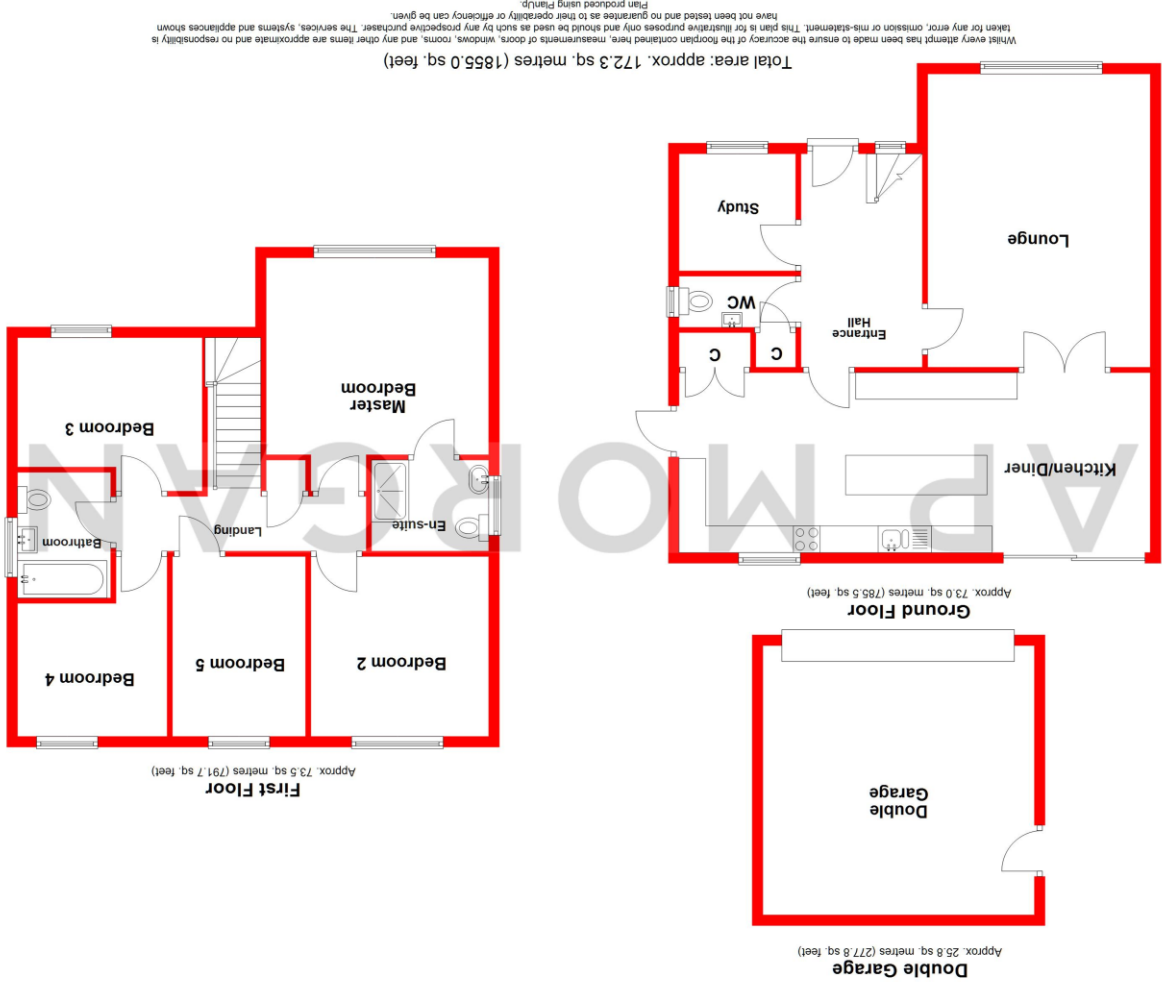
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