

AP MORGAN



Blackstitch Lane, Webheath, Redditch
Offers in the region of £625,000

Features:

- Detached four-bedroom, family home
- Driveway & garage
- Flexible lower ground floor (bed/living space)
- Ideal for multigenerational living
- Family bathroom, ensuite & guest WC
- Landscaped tiered rear garden
- Front lawns & side access
- Close to schools & local shops

Description:

This impressive, detached family home offers generous and versatile accommodation, ideal for modern living and perfectly suited to multigenerational households. Set back from the road, the property benefits from a spacious driveway providing ample off-road parking, alongside a garage and the added convenience of an EV charge point.

The ground floor features well-proportioned living spaces including a welcoming lounge, separate dining room, study, and a bright, open-plan kitchen/breakfast room—ideal for both everyday family life and entertaining. A utility room and additional practical spaces enhance functionality throughout.

A standout feature is the lower ground floor, which offers excellent flexibility and can be utilised as a self-contained bedroom and living area. This makes it an ideal solution for extended family, guests, or independent living arrangements, with direct access to the garden adding to its appeal.

Upstairs, the property continues to impress with multiple bedrooms, including a principal bedroom with en-suite, alongside further well-sized rooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the home boasts attractive front lawns and a beautifully landscaped, tiered rear garden. Designed with both relaxation and entertaining in mind, the garden features patio areas, lawn sections, and mature planting, creating a private and tranquil outdoor space. Side gate access provides convenient entry to the rear garden.

Situated in a desirable residential area, the property is well-positioned for excellent local schools and a range of nearby shops and amenities, making it an ideal choice for families seeking both space and convenience.



Details:

Porch 3'4" x 7'6" (1.02m x 2.29m)

Entrance Hall

Lounge 16'10" x 12'7" (5.13m x 3.84m)

Study 6'5" x 6'8" (1.96m x 2.03m)

Dining Room 9' x 12'8" (2.74m x 3.86m)

Kitchen/Breakfast Room 11'10" x 19'7" (3.6m x 5.97m) max dimensions

WC 5'11" x 3'3" (1.8m x 1m)

Utility 10'1" x 8'10" (3.07m x 2.7m)

Garage 18' x 7'3" (5.49m x 2.2m) max dimensions

Hall

Sitting Room 13'11" x 12' (4.24m x 3.66m)

Family Room 11'6" x 9'5" (3.5m x 2.87m)

Utility Room 9'7" x 8'1" (2.92m x 2.46m)

Landing

Bedroom 1 13'5" x 12'11" (4.1m x 3.94m)

Ensuite 6'6" x 6'4" (1.98m x 1.93m)

Bedroom 2 12'6" x 10'5" (3.8m x 3.18m)

Bedroom 3 10'1" x 10'2" (3.07m x 3.1m)

Bedroom 4 9' x 7'4" (2.74m x 2.24m)

Bathroom 5'10" x 9'6" (1.78m x 2.9m)

EPC Rating: D

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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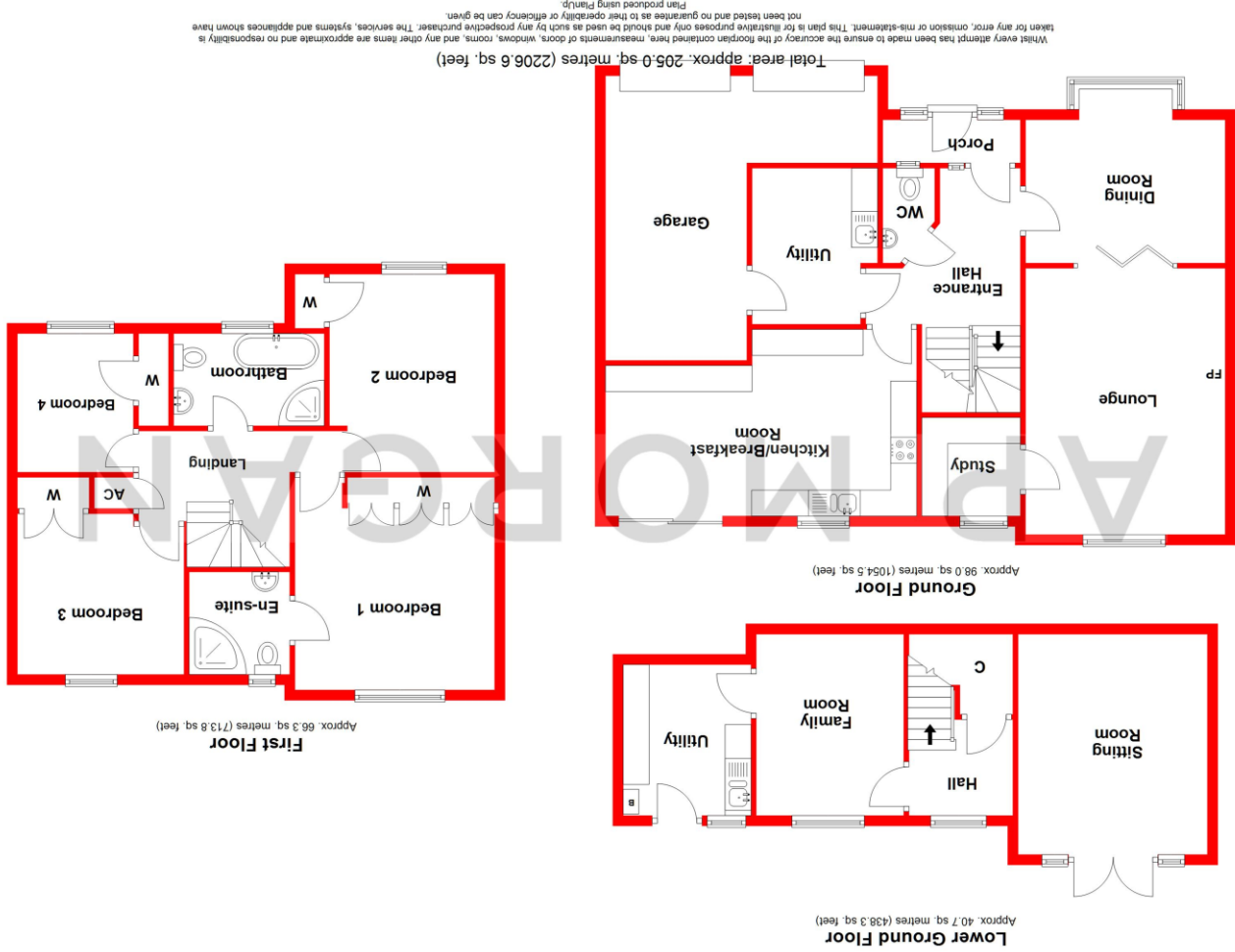
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