

AP MORGAN



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

Features:

- Detached five-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)

Bedroom Five 11'6" x 9'5" (3.5m x 2.87m)

Kitchen 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: C

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.



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

Property to sell?

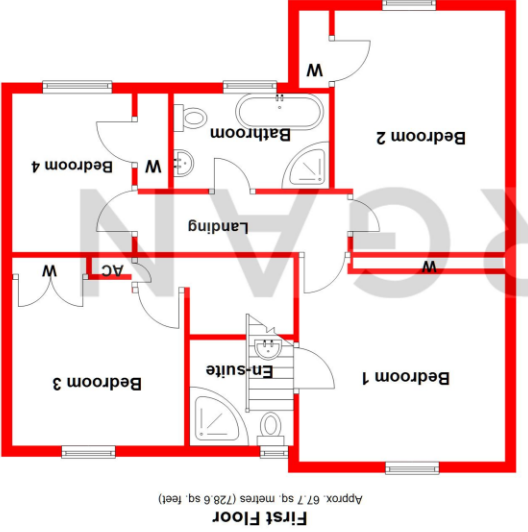
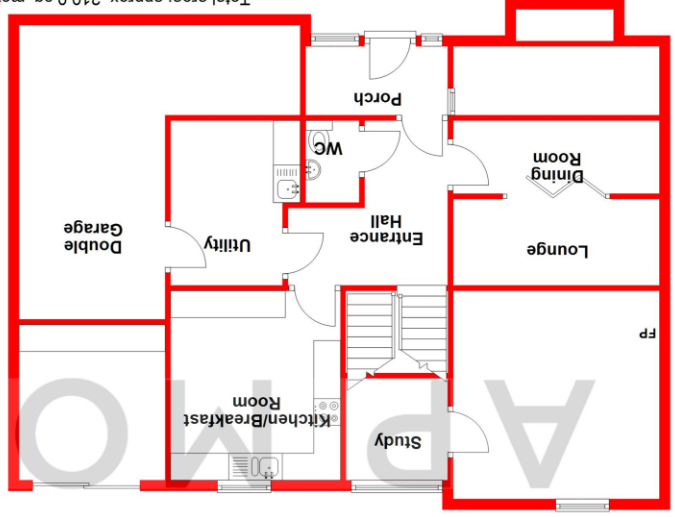
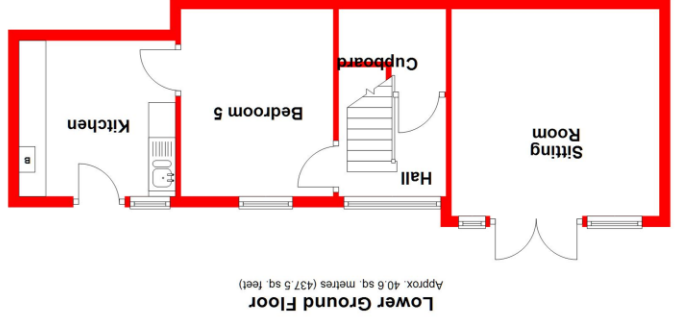
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 210.0 sq. metres (2260.6 sq. feet)

While 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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.