

AP MORGAN



Shirehampton Close, Webheath, Redditch
Offers in excess of £425,000

Features:

- Detached family home in Webheath, set behind a spacious driveway and garage
- Four bedrooms, including a principal room with fitted wardrobes and en-suite shower
- Bay-fronted lounge flowing into dining space and conservatory
- Kitchen with generous storage, worktop space and a pantry
- Ground floor WC off the entrance hall
- Versatile fourth bedroom, equally suited to office, guest or single use
- Private rear garden with patio and lawn
- Utility room linked to the garage, useful for storage or a workspace

Description:

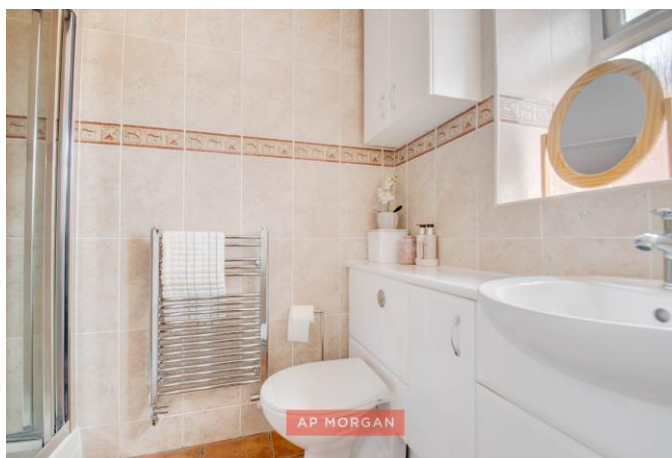
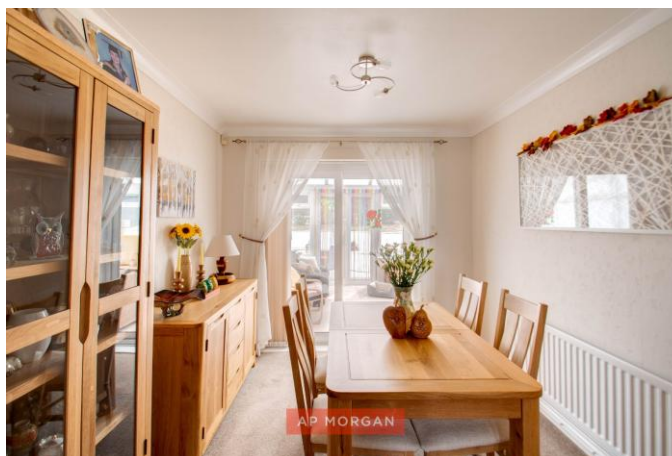
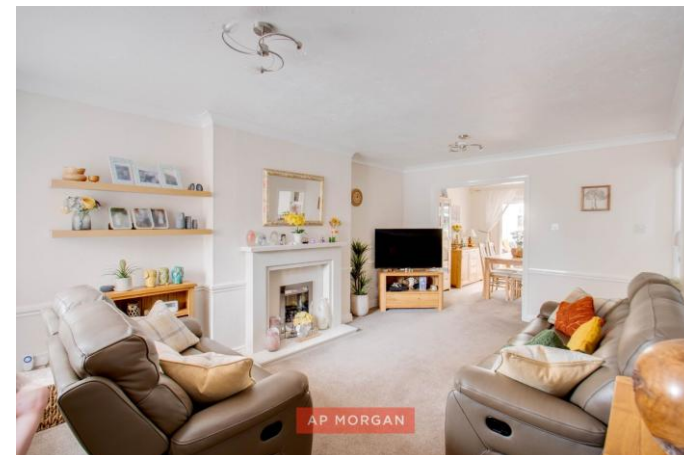
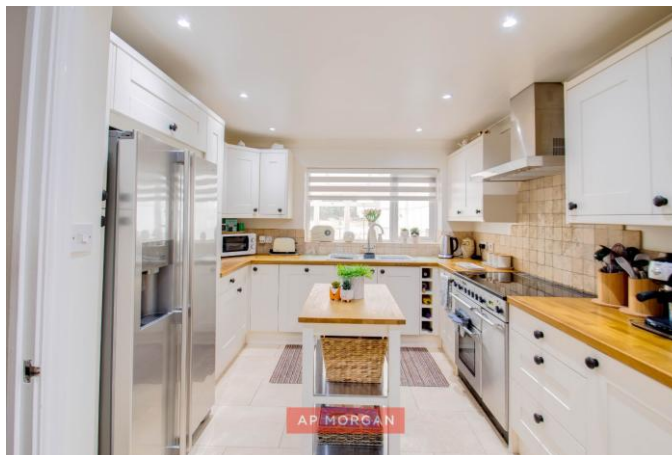
Set back in Webheath. Four bedrooms across two flexible floors. A house built to keep up with you.

Pull onto the driveway and there's already space to work with, room for more than one car, and a garage perfect for storage that runs straight through to a useful utility area at the side of the house.

Step through the front door and the layout makes sense straight away. Stairs rise ahead of you, with a WC tucked to the left before you reach the lounge, a generous room with a bay window pulling in the light. Rather than stopping there, it opens straight into a dining space, and sliding doors carry you further still into a large conservatory, with French doors out to the garden. It's a run of rooms built for the way you actually live, whether that's a quiet evening in or hosting family for the weekend.

The large kitchen sits to the other side of the lounge, with plenty of worktop and storage space, plus a pantry cupboard for the things you don't want cluttering the counters. A side door takes you out to the exterior of the house, through to the utility room which has space for a washing machine and dryer and on into the garage, useful whether you need parking, storage, or somewhere to work from home.

Upstairs, the landing leads to four bedrooms. Bedroom one is a spacious double with full length fitted wardrobes and its own en-suite shower room. Bedroom two is a single with a built in cabin bed, while bedroom three, currently set up as a dressing room, offers a double room with options of its own. Bedroom four works equally well as a double or a home office, and the family bathroom completes the floor which has a spacious walk in shower.



Outside, the rear garden gives you a spacious patio for the table and chairs, with steps up to a lawn bordered by hedges and fencing, private enough for the children or the dog to have the run of it.

Webheath itself has plenty going for it day to day. You're around 500 metres from Our Lady of Mount Carmel Catholic First School, with Webheath Academy Primary School also close by and rated Good by Ofsted at its most recent inspection, with early years provision judged Outstanding. Redditch train station is approximately 1.4 miles away, with direct services into Birmingham New Street taking around 40 minutes. Locally, you've got a post office, independent shops and The Rose and Crown pub within easy reach, plus the M42 and M5 both a short drive away if your commute runs by road.

Details:

Entrance Hall

WC

Lounge 17'7" x 11'6" (5.36m x 3.5m)

Dining Room 9'10" x 8'10" (3m x 2.7m)

Kitchen 16'1" x 9'9" (4.9m x 2.97m)

Conservatory 10'9" x 18'11" (3.28m x 5.77m)

Utility Room 6'5" x 8'2" (1.96m x 2.5m)

Garage 8'4" x 8'4" (2.54m x 2.54m)

Landing

Bedroom One 13'4" x 11'6" (4.06m x 3.5m) Both Max

En-suite

Bedroom Two 8'5" x 10'10" (2.57m x 3.3m) Both Max

Bedroom Three 9'4" x 8'2" (2.84m x 2.5m)

Bedroom Four 9'11" x 7'9" (3.02m x 2.36m)

Bathroom 9'1" x 4'7" (2.77m x 1.4m)

EPC Rating: D

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.



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?

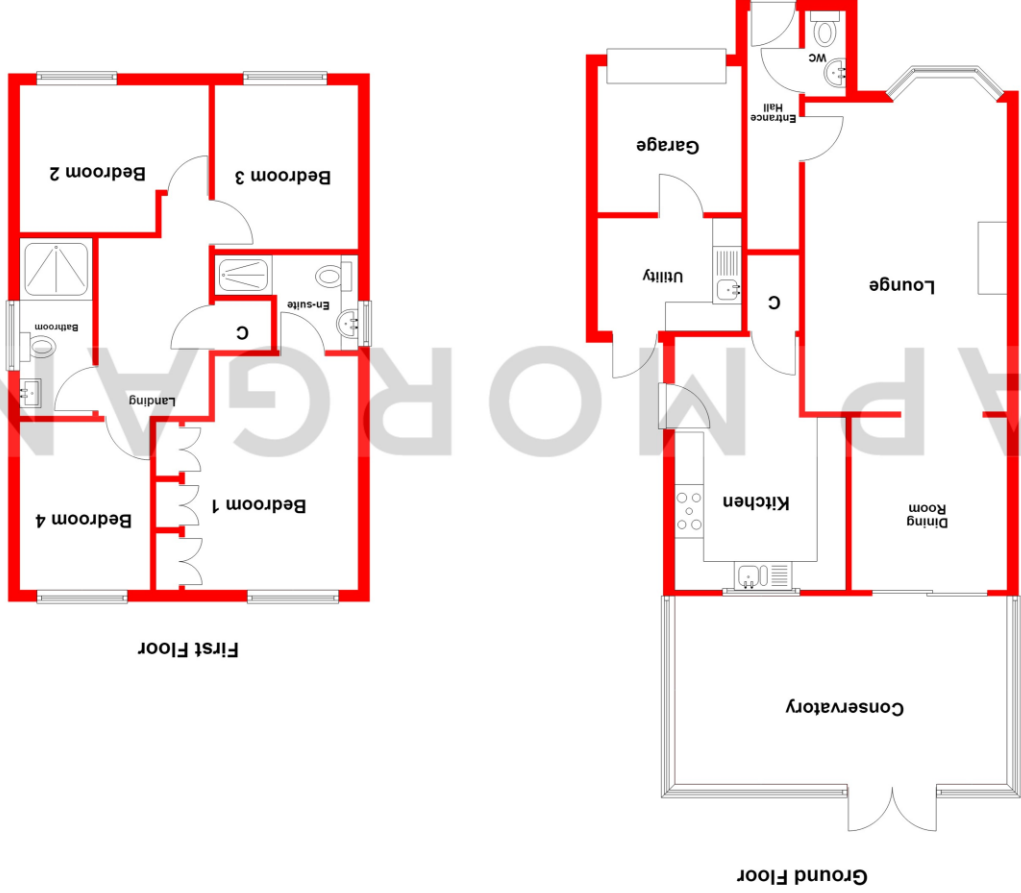
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 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 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.