

AP MORGAN



Tynsall Avenue, Webheath, Redditch
Offers in the region of £475,000

Features:

- Four-bedroom detached bungalow on a generous corner plot
- Two ground-floor bedrooms plus two more upstairs via loft conversion
- Upstairs bedrooms feature fitted eaves storage and Velux windows
- Extended, refitted kitchen/diner with separate utility room
- Spacious lounge, ideal for hosting family and friends
- Driveway and garage, with a handy service road for visitor parking
- Versatile garden office, perfect as a workshop, studio or storage space
- Low-maintenance garden with plenty of room for dogs to roam

Description:

Detached bungalow. Four bedrooms. Two bathrooms. A loft conversion. A corner plot that gives you land on every side.

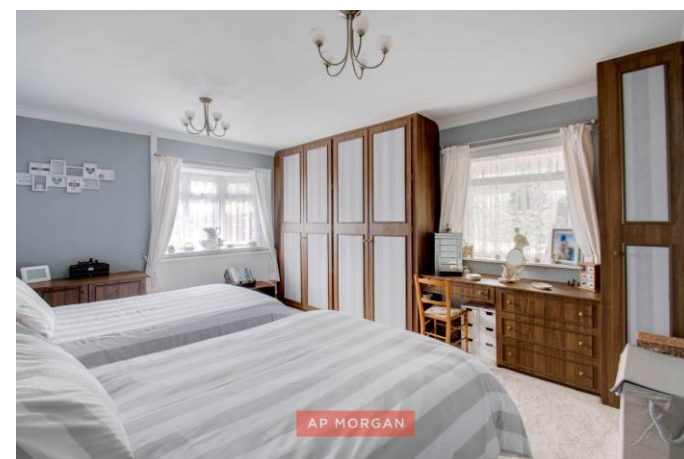
Situated on Tynsall Avenue in the ever-popular Webheath, this four-bedroom detached bungalow is a rare find. The corner plot setting brings extra garden and a real sense of space, while a clever loft conversion has added two more bedrooms and a bathroom upstairs. With a driveway, garage, and a handy service road out front for visitors, this is a home that works as hard as the family living in it.

We asked them what made them buy it...

"It was the spacious lounge that got us first, as well as the location. We're close to the doctors, dentist, shops and post office, so everything we need day to day is right on our doorstep. The service road at the front has been brilliant too, it means visitors always have somewhere to park without causing a fuss. And being on a corner plot, we've ended up with a lot more land around the house than we expected. The garden is low maintenance but big enough for the dogs to properly run around in, which has made a real difference to us."

What about the house itself?

"The lounge is huge, honestly one of the biggest reasons we bought the house, it's given us so much room for hosting. We converted the loft ourselves to create two more bedrooms and a bathroom upstairs, and both bedrooms have fitted eaves storage plus Velux windows, so they never feel cramped despite being in the roof space. We also extended and refitted the kitchen and diner, and built an office out in the garden. That's been brilliant, it works as an office, a workshop, storage, or just extra garden room depending what we need that week."



Our agents say...

This one's a bit special. Webheath is one of those areas people move to and never leave, and this corner plot shows exactly why. The lounge is enormous and made for entertaining, while the kitchen diner has been beautifully refitted with its own dining space and a separate utility room that flows straight through to the garage. Add in the driveway for easy parking and a garden office that could just as easily be a gym, studio, or teenage retreat, and you've got a bungalow that flexes to fit whatever life throws at it. Corner plots like this don't come up often in Webheath. Fancy a look?

Details:

Porch

Entrance Hall

Lounge 19'2" x 19'6" (5.84m x 5.94m) Both Max

Kitchen/Diner 12'4" x 19'6" (3.76m x 5.94m) Both Max

Utility Room 8'10" x 8'7" (2.7m x 2.62m)

Garage 9'5" x 15'2" (2.87m x 4.62m)

Hall

Bedroom One 12'8" x 15'9" (3.86m x 4.8m)

Bedroom Two/Dining Room 12'7" x 12'4" (3.84m x 3.76m)

Bathroom 8'4" x 7'3" (2.54m x 2.2m)

Landing

Bedroom Three 17'9" x 13'6" (5.4m x 4.11m) Both Max

Bedroom Four 6'8" x 5'10" (2.03m x 1.78m) Both Max

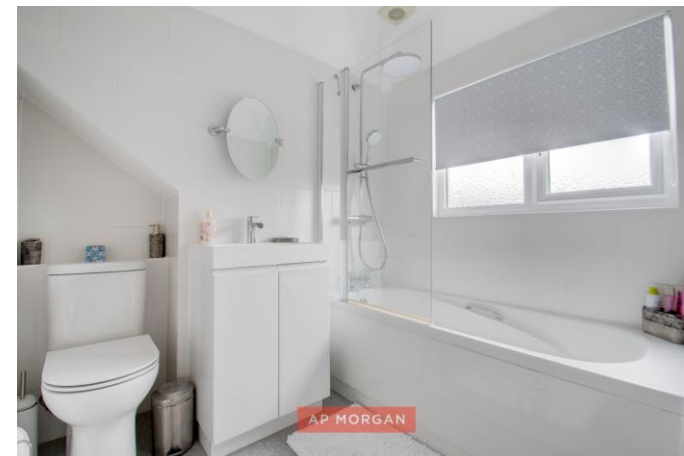
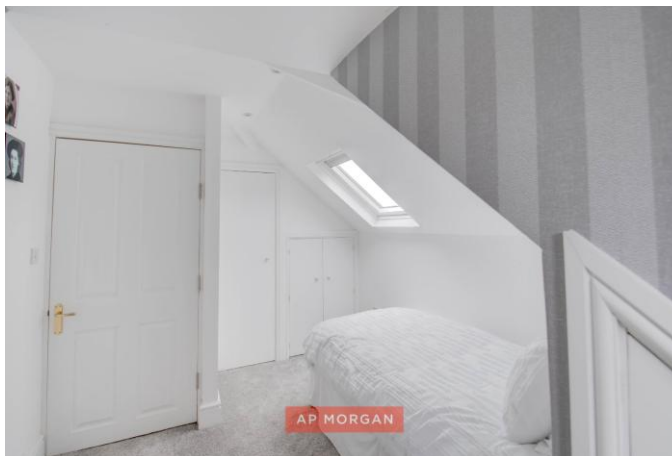
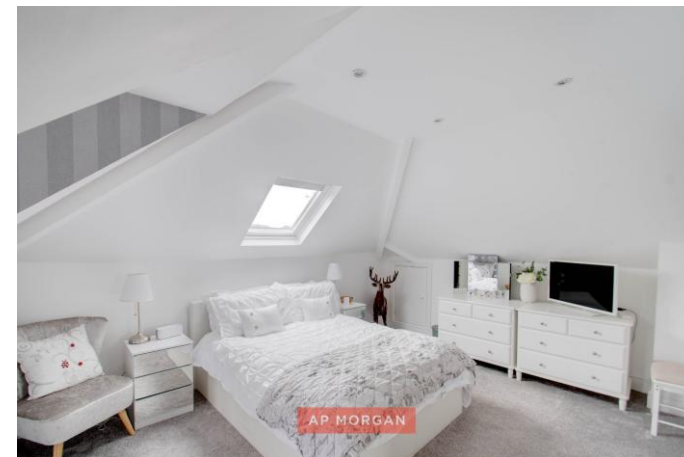
Bathroom 6'9" x 6'10" (2.06m x 2.08m)

EPC Rating: D

Council Tax Band: D (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?

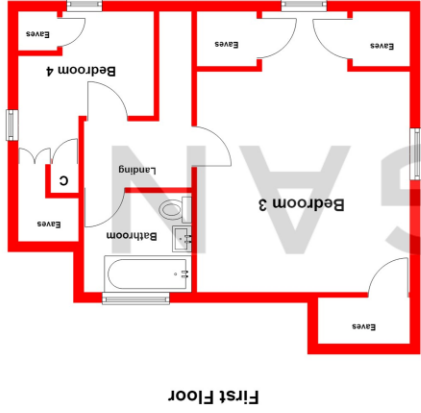
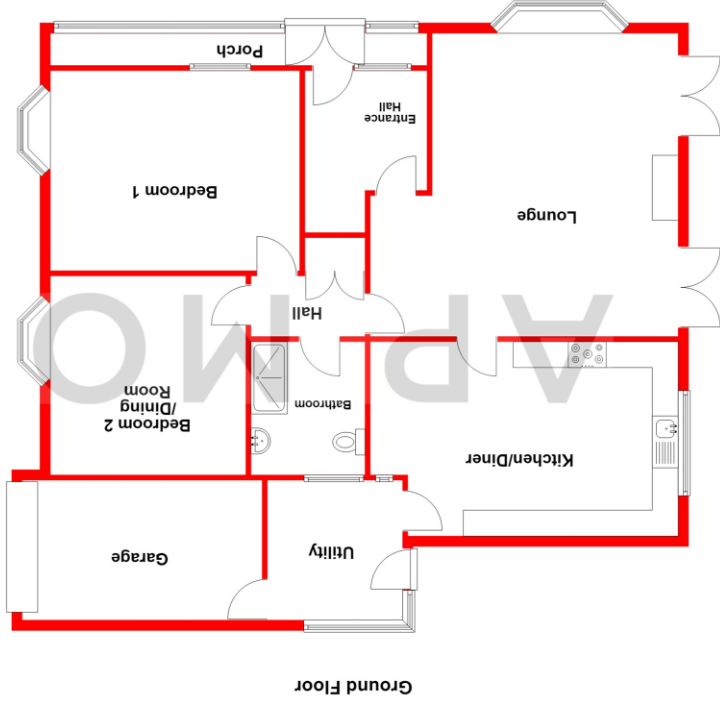
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 173.2 sq. metres (1863.8 sq. feet)

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.

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