

**AP MORGAN**



**Downsell Road, Webheath, Redditch**  
£1,350 per month



### Features:

- Spacious three-bedroom detached family home
- Generous lounge with bay window
- Expansive conservatory
- Utility room with separate WC
- Three double bedrooms
- Bathroom with separate bath and shower
- Versatile garden with rear feature pond
- Single garage and parking for multiple vehicles
- EPC rating D

### Description:

A well-presented, detached three-bedroom home that boasts three double bedrooms, a versatile garden, and spacious rooms. This property is well positioned in Webheath, Redditch.

The front of property is a drive space fit for parking vehicles and access to the property's garage.

The ground floor comprises: a porch, entrance hall, lounge with bay window, fitted kitchen with a sink, gas hob, and double oven. This floor also offers a dining room, a large conservatory, a utility room and ground-floor WC.

The first-floor landing establishes: bedroom one is the largest double, bedroom two is a further double and bedroom three is also a double, all benefit from integral storage spaces. The bathroom of the property offers a washbasin, bath, shower and WC.

To the rear is a versatile garden space laid to an initial slab patio that leads up through the central area laid to lawn. This garden features a pond, as well as fenced borders.

Situated in Webheath, this property is roughly 3.5 miles from the town centre, offering an assortment of amenities including shopping, well-regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Porch**

**Entrance Hall**

**Lounge** 13'2" x 16' (4.01m x 4.88m) Both max (into bay)

**Kitchen** 9'10" x 10'8" (3m x 3.25m) Both max

**Utility Room** 8'9" x 5'8" (2.67m x 1.73m) Both max

**WC** 5'7" x 2'7" (1.7m x 0.79m) Both max

**Dining Room** 9'10" x 11' (3m x 3.35m) Both max

**Conservatory** 16'5" x 11'5" (5m x 3.48m) Both max

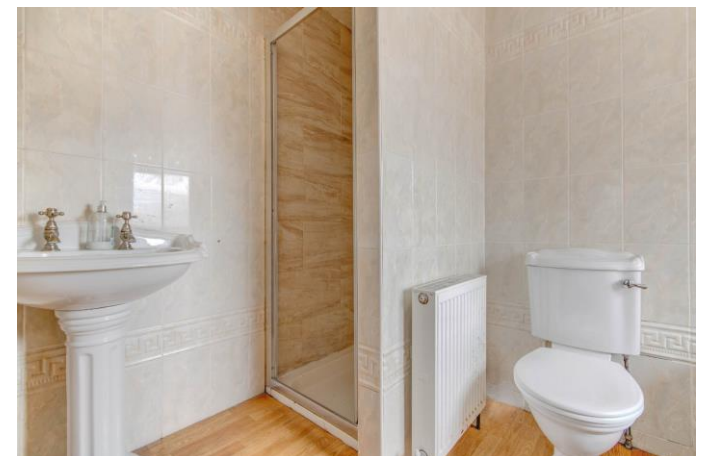
**Landing**

**Bedroom one** 11' x 14'1" (3.35m x 4.3m) Both max

**Bedroom two** 10' x 11' (3.05m x 3.35m) Both max

**Bedroom three** 10' x 9' (3.05m x 2.74m) Both max

**Bathroom** 9' x 6' (2.74m x 1.83m) Both max



**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** To be advised (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

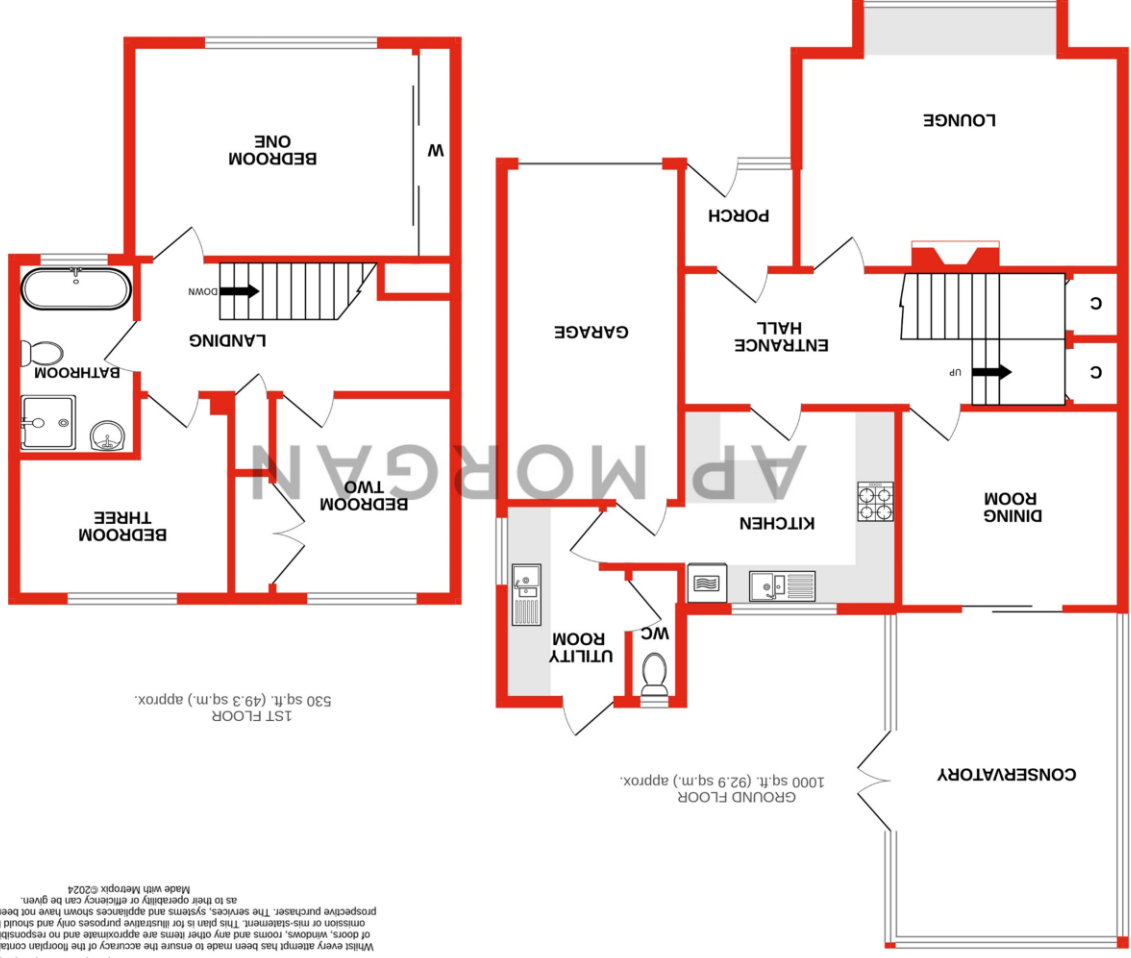
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.  
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