

AP MORGAN



Neighbrook Close, Webheath, Redditch
Offers in the region of £440,000

Features:

- An impressive, detached family home in quiet cul-de-sac
- Four well-proportioned double bedrooms
- Spacious lounge with a feature fireplace
- Dining room with bifold doors to rear garden
- Versatile snug or home office space
- Modern fitted kitchen with integrated appliances
- Family bathroom and ensuite bathroom
- Private garden, driveway, and integral garage

Description:

A beautifully presented detached family home, boasting four double bedrooms, an open plan ground floor and off-road parking. This property is situated at the end of a cul-de-sac in the sought-after residential area of Webheath, Redditch.

Upon arrival, the property immediately impresses with its smart double-fronted façade, featuring a neat brick exterior, integral garage, and a large block-paved driveway providing ample off-road parking. A welcoming porch leads into the entrance hall, setting the tone for the rest of the home with its bright and inviting atmosphere.

The ground floor provides an excellent open-plan layout for modern family living. To the front, the spacious lounge features a charming fireplace that creates a warm and welcoming focal point. Flowing from the lounge is the dining room, perfect for family meals or entertaining guests, with stylish bifold doors opening directly onto the rear patio and garden – ideal for indoor-outdoor living during warmer months. Adjoining the dining space, the snug offers a cosy additional reception area - ideal as a playroom, home office, or relaxation space. The modern, well-equipped kitchen includes ample storage, countertop space, and integrated appliances (dishwasher, washing machine, oven, 5 ring gas hob, microwave, fridge/freezer, wine cooler).

Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The generous main bedroom benefits from built-in wardrobes and a contemporary en-suite, providing a large whirlpool bathtub, a separate walk-in shower, WC and washbasin. Three further bedrooms offer excellent versatility, suitable for family use, guest accommodation, or a home office. The family bathroom provides a bath with an overhead shower, wash basin, and WC.



Externally, the property boasts a beautifully maintained rear garden that offers a perfect balance of patio and lawned areas. The large, paved patio provides a fantastic space for outdoor dining and entertaining, while the lawn is bordered by mature hedging and trees, ensuring privacy and a pleasant green outlook. A timber shed provides useful garden storage.

Situated in Webheath, this property is roughly 2.1 miles from the Redditch 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 2'11" x 4'4" (0.9m x 1.32m)

Hall

Lounge 14' x 13'1" (4.27m x 4m) max dimensions

Kitchen 24'10" x 7'4" (7.57m x 2.24m)

Dining Room 9'7" x 16'2" (2.92m x 4.93m)

Snug 9'7" x 7'6" (2.92m x 2.29m)

Garage 13'9" x 7'6" (4.2m x 2.29m)

Landing

Bedroom 1 12'5" x 17'2" (3.78m x 5.23m)

Ensuite 11'5" x 7'6" (3.48m x 2.29m)

Bedroom 2 12'5" x 15'4" (3.78m x 4.67m) max dimensions

Bedroom 3 9'3" x 9'10" (2.82m x 3m)

Bedroom 4 11'3" x 7'9" (3.43m x 2.36m)

Bathroom 6'2" x 6'4" (1.88m x 1.93m)

EPC Rating: To be confirmed

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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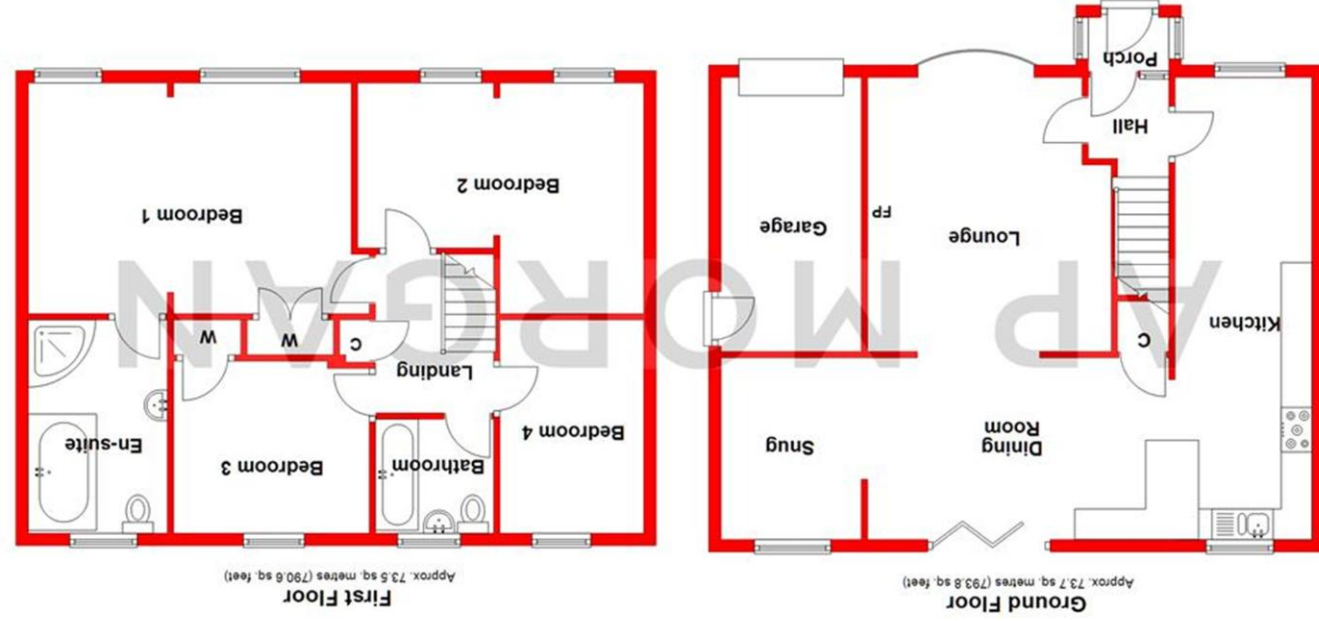
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Total area: approx. 147.2 sq. metres (1584.4 sq. feet)

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Plan produced using Planip.

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