

AP MORGAN



Rudge Close, Webheath, Redditch
Asking Price £370,000

Features:

- Three bedroom detached family home
- Spacious lounge with bay window
- Modern fitted kitchen/diner
- Utility Room with access to WC
- Bedroom one with dressing room & ensuite shower room
- Two double bedrooms
- Garage with potential for parking a vehicle
- Versatile and spacious garden
- EPC- B

Description:

A three-bedroom detached family home, offering generous room sizes, a versatile garden as well as positioning on a desirable plot within Webheath.

To the front is a private tarmac laid drive space fit for parking multiple vehicles, as well as forward access to the property's garage.

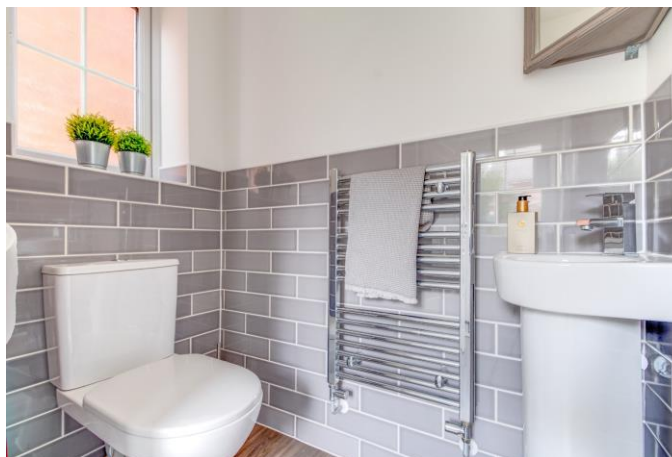
The interior layout of the property briefly comprises; a welcoming entrance hallway with stairs rising to the first-floor landing, generous lounge with a bay window, a spacious kitchen/diner benefitting from wall and base cabinets, integrated oven, a gas hob, a sink, integrated dishwasher, integrated fridge/freezer and access to the rear through a set of glazed French doors.

The ground floor also features a utility room, with access to the ground floor WC of the property.

The first-floor landing establishes: bedroom one offers a dressing room and ensuite shower room, double bedroom two with two built in wardrobes/storage, and bedroom three is a comfortable single. The bathroom of the house features a bath/shower, wash basin and WC.

Outside the property, the rear garden plot, features an initial patio-laid area, with the remaining space laid to lawn, with a paved path leading to the front of the property.

Situated in Webheath, this property is roughly 2.6 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:

Entrance Hall

Lounge 16' x 13'8" (4.88m x 4.17m) Both max (L-shaped)

Kitchen/Diner 8'3" x 17'3" (2.51m x 5.26m) Both max

Utility Room 5' x 5' (1.52m x 1.52m) Both max

WC 3' x 5' (0.91m x 1.52m) Both max

Landing

Bedroom one 12' x 9' (3.66m x 2.74m) Both max

Dressing Room 6'9" x 5'5" (2.06m x 1.65m) Both max

Ensuite Shower Room 6'9" x 3'8" (2.06m x 1.12m) Both max

Bedroom two 11'8" x 10'5" (3.56m x 3.18m) Both max

Bedroom three 10'9" x 6'3" (3.28m x 1.9m) Both max

Garage

EPC Rating: B

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

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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

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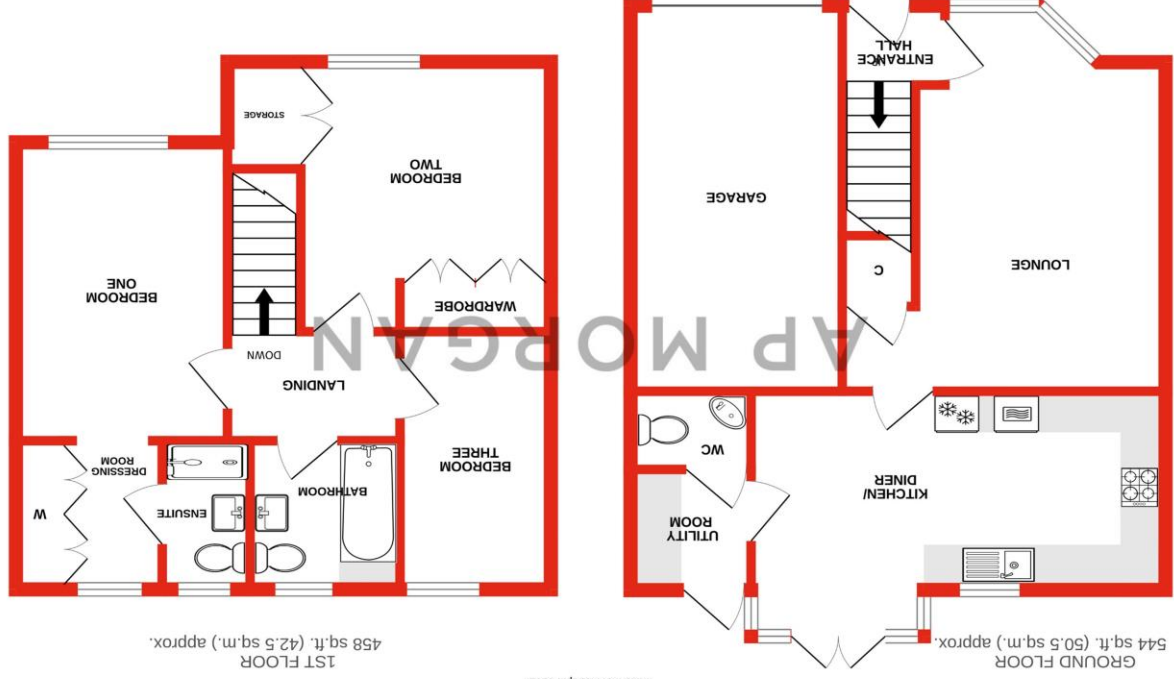
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far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and

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, to arrange a survey.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the diagram 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.
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