

AP MORGAN



Shirehampton Close, Redditch,
Offers in excess of £399,995

Features:

- Sought after residential area
- Detached family home
- Four well-proportioned bedrooms
- Generously extended ground floor living space
- Fitted kitchen/breakfast room
- Immaculate living/dining and family room
- Landscaped garden and private driveway
- EPC Rating: C

Description:

An immaculately presented detached family home, boasting four well-proportioned bedrooms and a generous, extended ground floor living space. This property is positioned in the desirable location of Webheath, Redditch.

To the front of the property is a private block-paved driveway providing ample off-road parking space, along with access into the integral garage and side gate access to the rear garden.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing and a guest WC/cloakroom, generous living room with a feature log burner and double doors opening into the dining room, leading to the extended family room with a feature vaulted ceiling, views and bi-folding doors opening to the rear garden. The ground floor is complete with a fitted kitchen/breakfast room offering a range of wall and base units, space for a range cooker as well as other freestanding appliances and understairs storage cupboard.

The first-floor landing establishes: Master bedroom with fitted wardrobes and a modern en-suite shower room, double bedrooms two and three, good-sized bedroom four (currently set up as a home office) with fitted storage cupboard, and the family bathroom providing a corner bath, wash basin and WC.

Outside, a landscaped garden with an initial block-paved patio providing space for outdoor furniture, a well-maintained lawn and a further raised patio seating area. The rear garden additionally gives access to the attached single garage.

Ideally positioned in Webheath on the outskirts of Redditch. Nearby, there are well-regarded local schools, shops and amenities, together with a variety of pubs and restaurants. It is also conveniently placed to access national motorway networks (M4 and M42)



Details:

Entrance Hall

Living Room 17'7" x 11'1" (5.36m x 3.38m)

Dining Room 9'7" x 8'9" (2.92m x 2.67m)

Family Room 11' x 10'4" (3.35m x 3.15m)

Kitchen/Breakfast Room 14'6" x 10'5" (4.42m x 3.18m)

Master Bedroom 12'9" x 11' (3.89m x 3.35m)

En-Suite Shower Room 5'1" x 7'5" (1.55m x 2.26m)

Bedroom Two 9'8" x 7'9" (2.95m x 2.36m)

Bedroom Three 9'3" x 8'1" (2.82m x 2.46m)

Bedroom Four 8' x 11'2" (2.44m x 3.4m)

Bathroom 9'6" x 4'7" (2.9m x 1.4m)

Garage



EPC Rating: C

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 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

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.

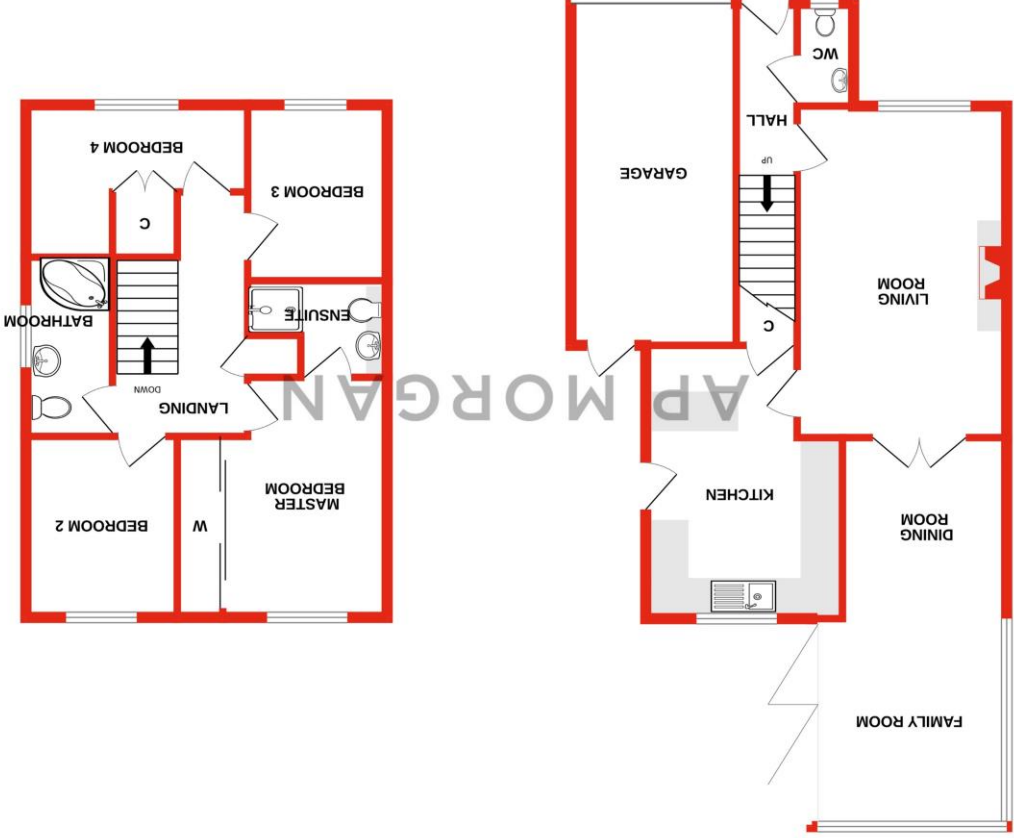
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Need a removal company and storage?

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, to arrange a survey.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, options and fixtures shown have not been tested and no guarantee as to their operability or efficacy can be given. Made with Metropix ©2024

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