

AP MORGAN



Packwood Close, Webheath, Redditch
Offers in excess of £425,000

Features:

- Five-bedroom detached family home
- Spacious lounge
- Modern, open plan Kitchen/diner
- Utility and ground floor WC
- Four double bedrooms
- Contemporary bathroom and separate shower room
- Versatile garden
- Drive space for parking multiple vehicles
- EPC- D

Description:

A very well-presented five-bedroom detached family home situated on a desirable plot in Webheath, Redditch. Boasting a modern fitted kitchen/diner, a generous lounge space, four double bedrooms and a versatile garden.

To the front is a private, tarmac-laid drive that leads to the property's off-road residential parking for multiple vehicles that also accesses the second store through a garage door and a side access gate leading to the rear.

The ground floor of the accommodation comprises: a welcoming porch and entrance hall, the spacious lounge features a bay window and fireplace, the fitted kitchen/diner offers a sink, a gas hob, double oven, and dish washer, this room also offers rear access through a set of glazed French door, as well as space for freestanding amenities, this space also flows pleasantly to the utility room, offering access to generous storage spaces, a downstairs WC, plumbing for amenities and further rear access.

The first-floor landing establishes: bedroom one presents a generous double with an integral wardrobe, bedroom two is a double with potential space for storage, bedroom three is a further double that also offers space for potential freestanding storage, bedroom four is the final double of the house and bedroom five is a comfortable single. The bathroom of the house offers a bath/shower, wash basin and WC, additionally, there is a separate shower room with a wash basin, closer to bedrooms two and four.

To the rear is a private, spacious garden laid to an initial, well-fitted wooden decking area stepped up to a decked space ideal for seating arrangements. The remaining space laid to lawn and a slate stone shingle with fenced and planted borders.

Situated in Webheath, this property is roughly 2.2 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:

Entrance Hall

Lounge 14'1" x 12'10" (4.3m x 3.9m) Both max

Kitchen/diner 10'10" x 16'1" (3.3m x 4.9m) Both max

Utility Room 10'6" x 8' (3.2m x 2.44m) Both max (L-shaped room)

WC 4'2" x 4'8" (1.27m x 1.42m) Both max

Storage one 10'7" x 8'7" (3.23m x 2.62m) Both max

Storage two 5'4" x 8'7" (1.63m x 2.62m) Both max

Landing

Bedroom one 13' x 16'1" (3.96m x 4.9m) Both max (into wardrobe)

Bedroom two 11'7" x 8' (3.53m x 2.44m) Both max

Bedroom three 8'10" x 9'3" (2.7m x 2.82m) Both max

Bedroom four 8' x 8' (2.44m x 2.44m) Both max

Bedroom five 8'10" x 6'8" (2.7m x 2.03m) Both max



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.

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

Property to sell?

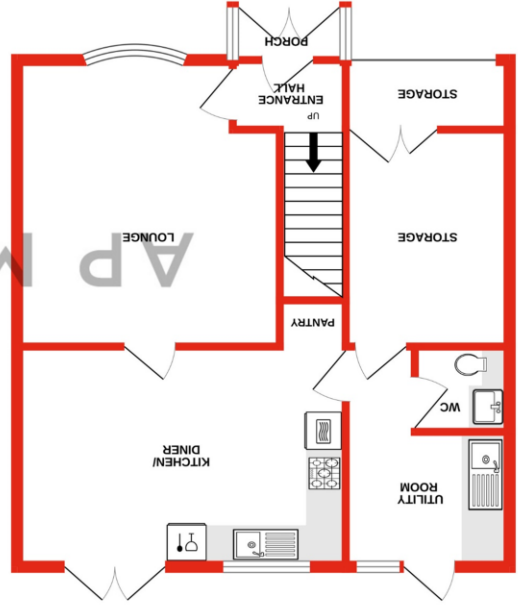
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

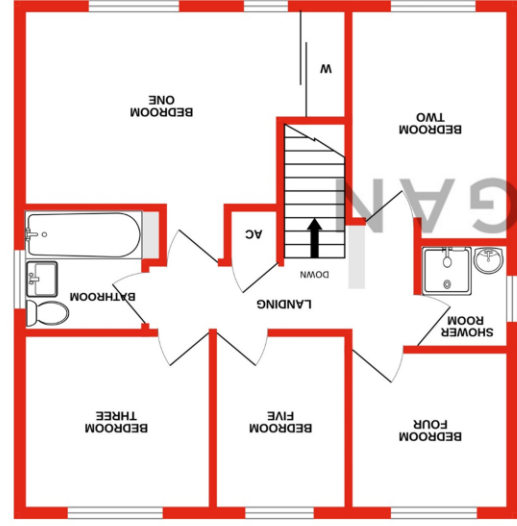
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.



GROUND FLOOR (57.2 sq.m.) approx.



1ST FLOOR (55.7 sq.m.) approx.

TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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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