

AP MORGAN



Faxfleet Street, Webheath, Redditch
Offers in excess of £410,000

Features:

- Detached family home
- Modern kitchen/diner with appliances
- Spacious lounge with feature bay window
- Master bedroom with en-suite
- Three further bedrooms
- Landscaped tiered garden
- Driveway and attached garage
- EPC Rating: B

Description:

A well-presented detached family home, offering spacious ground floor living space, four well-proportioned bedrooms and a private landscaped garden. This property is situated within the highly sought after residential area of Webheath, Redditch.

To the front of the property is a private driveway providing off-road parking, a well-maintained front lawn, side gate access through to the rear garden, along with access into the attached garage.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing and understairs storage cupboard, generous lounge with front aspect feature bay window, fitted kitchen with integrated appliances (electric hob, oven, dishwasher and sink) along with space for a freestanding fridge/freezer, dining area with French Doors opening to the rear garden, separate utility room with space for freestanding appliances, and the guest WC.

The first-floor landing establishes: Master bedroom with space for wardrobes and an en-suite shower room, three further bedrooms with space for wardrobes, and the family bathroom providing a bath, wash basin and WC.

Outside to the rear is a sizeable, tiered garden laid mainly to lawn with fenced boundaries.

Situated in the modern Barratt Homes development in the highly sought after residential area of Webheath. The property is ideal for local countryside walks and well-



regarded schooling. Redditch Town Centre is 2.7 mile away and boasts an assortment of amenities including shops, bars, restaurants, and cinema, along with the local bus and railway stations.

Details:

Entrance Hall

Lounge 17'4" x 10'8" (5.28m x 3.25m)

Kitchen/Diner 15' x 17'2" (4.57m x 5.23m)

Utility Room 5'4" x 6'6" (1.63m x 1.98m)

Guest WC 5'3" x 3' (1.6m x 0.91m)

Master Bedroom 13'5" x 13'8" (4.1m x 4.17m)

En-Suite 5'2" x 6'6" (1.57m x 1.98m)

Bedroom Two 13' x 10'2" (3.96m x 3.1m)

Bedroom Three 11'4" x 9'8" (3.45m x 2.95m)

Bedroom Four 9'3" x 10'2" (2.82m x 3.1m)

Family Bathroom 6'1" x 7'1" (1.85m x 2.16m)

Garage

EPC Rating: B

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 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?

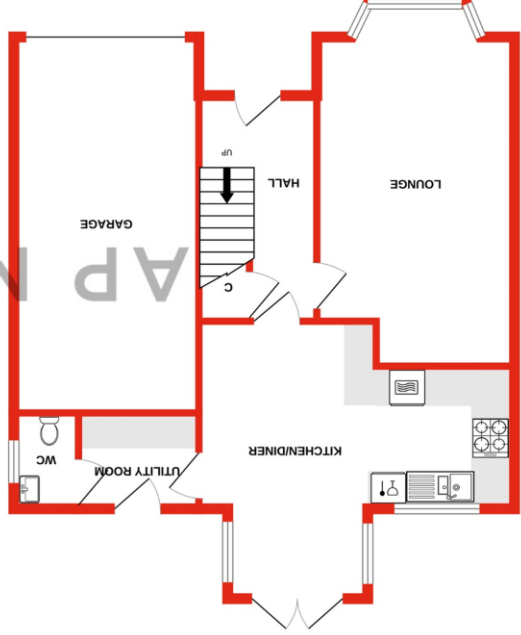
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

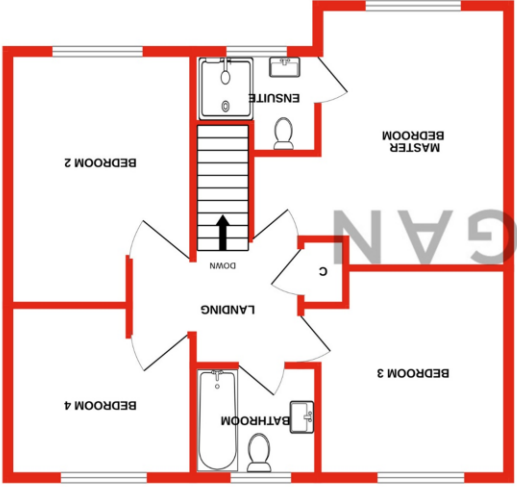
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



1ST FLOOR (61.0 sq.m.) approx.



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