

AP MORGAN



Sandygate Close, Webheath, Redditch
Offers in excess of £235,000

Features:

- Three-bedroom end-terrace family home
- Entrance hall with WC
- Spacious lounge with log burner
- Contemporary kitchen/breakfast room
- Two double bedrooms
- Modern bathroom
- Versatile and well-kept garden with bar
- Insulated garage/workshop
- EPC-C

Description:

A modernised, end-terraced three-bedroom home that boasts two double bedrooms, custom fittings, a versatile garden, and spacious rooms. This property is well positioned in Webheath, Redditch.

The front of property is a garden space with a paved path leading to the front door.

The ground floor comprises: a welcoming entrance hall, a spacious lounge with a log burner, the modern fitted kitchen/breakfast room features a sink, countertop table, as well as space/plumbing for freestanding appliances. This floor also features access to a ground floor WC and rear access to the garden.

The first-floor landing establishes: bedroom one is a generous double with integral wardrobes, bedroom two is a further double and bedroom three is a comfortable single. The bathroom of the property offers a washbasin, bath/shower and WC.

To the rear is a private and versatile garden space with an initial patio laid area, with two areas, the first is laid to a slab patio and features a bar and seating space, with another area fenced off and laid to lawn. This garden features fenced and planted borders. This garden also accesses the insulated garage/workshop, which is an adaptable and generous addition to the property.

Situated in Webheath, this property is roughly 3 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: 10'7" x 13'5" (3.23m x 4.1m) Both max

Kitchen/Breakfast Room: 10'7" x 13'8" (3.23m x 4.17m) Both max

Lean-to: 6'6" x 4'9" (1.98m x 1.45m) Both max

WC 6'6" x 2'5" (1.98m x 0.74m) Both max

Landing

Bedroom one: 12'6" x 13'3" (3.8m x 4.04m) Both max (T-shaped)

Bedroom two: 9' x 13'3" (2.74m x 4.04m) Both max (L-shaped)

Bedroom three: 6'10" x 9'2" (2.08m x 2.8m) Both max (L-shaped)

Bathroom: 5'8" x 8'6" (1.73m x 2.6m) Both max



EPC Rating: C

Council Tax Band: B (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

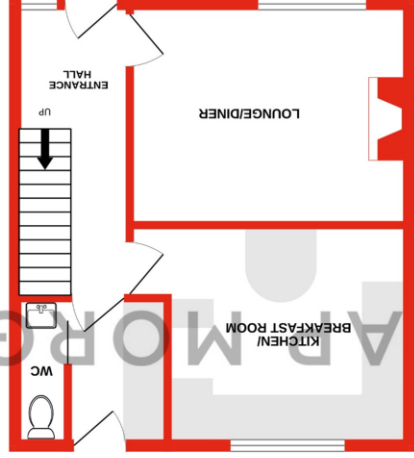
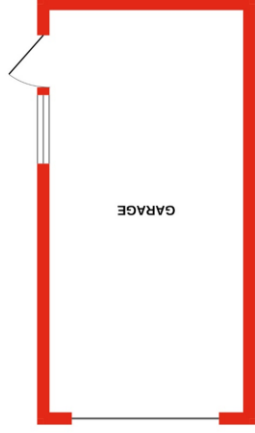
can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

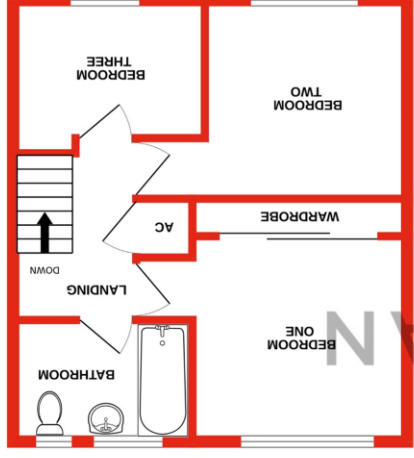
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR (54.7 sq.m.) approx.



1ST FLOOR (37.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.