

AP MORGAN



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

Features:

- Four-bedroom detached family home
- Lounge with bay window
- Contemporary kitchen/breakfast room
- Generous dining room
- Four double bedrooms
- Master bedroom with ensuite shower room
- Modern bathroom & ground floor WC
- Versatile & private plot with further potential
- Garage & ample parking or multiple vehicles

Description:

A very well-presented four-bedroom detached family home, situated on a private and generous plot in Webheath, Redditch. Boasting large room sizes, a fully-fitted kitchen/breakfast room, four double bedrooms, a drive space with ample parking as well as a garage and an impressive, adaptable garden.

To the front of the property is a garden laid to lawn, a tarmac-laid drive with ample space for parking multiple vehicles, forward access to the garage as well as rear and side access through a lean-to hallway.

The ground floor of the accommodation comprises: a welcoming entrance hallway with a WC, a generous lounge with a bay window, the contemporary fitted kitchen/breakfast room offers the following integral appliances; two sinks, 5-ring gas hob, double oven/grill, dishwasher, a serving counter/breakfast bar, as well as space/plumbing for freestanding furniture and appliances. The ground floor also offers access to a spacious dining room and utility room with a sink, fitted plumbing for appliances and rear access.

The first-floor landing establishes: bedroom one is a generous double with an ensuite shower room, dressing table and integral wardrobes, bedroom two also presents an additional double, bedroom three is a further, similar double with space for freestanding storage and bedroom four is a final, comfortable double. The bathroom of the house offers a bath/shower, wash basin and WC.

To the rear is a mature and versatile garden, with an initial stone-slab patio area ideal for potential garden furniture, with the central garden space laid to lawn. This garden also features a further, generous section to the side, stepped down and laid to a further patio space. This garden isn't overlooked and has fenced/planted boundaries.

Situated in Webheath, this property is roughly 2.1 miles from the Redditch Town Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Entrance Hall

Lounge 16'5" x 12'6" (5m x 3.8m) Both max (into bay)

Kitchen/Breakfast Room 10'2" x 15'9" (3.1m x 4.8m)

Utility Room 10'10" x 8'3" (3.3m x 2.51m)

Dining Room 13'10" x 8'3" (4.22m x 2.51m)

Lean-To 14' x 3'2" (4.27m x 0.97m)

WC 5'5" x 2'6" (1.65m x 0.76m) Both max

Landing

Master Bedroom 18'3" x 8'10" (5.56m x 2.7m)

Ensuite Shower Room 6'3" x 8'10" (1.9m x 2.7m)

Bedroom two 10'2" x 9'1" (3.1m x 2.77m)

Bedroom three 9'3" x 8'4" (2.82m x 2.54m)

Bedroom four 9'7" x 7'3" (2.92m x 2.2m)

Bathroom 6'4" x 6'4" (1.93m x 1.93m)

Garage 8'5" x 17'10" (2.57m x 5.44m)

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.



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Property to sell?

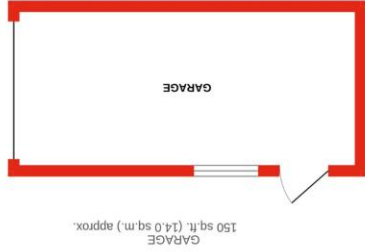
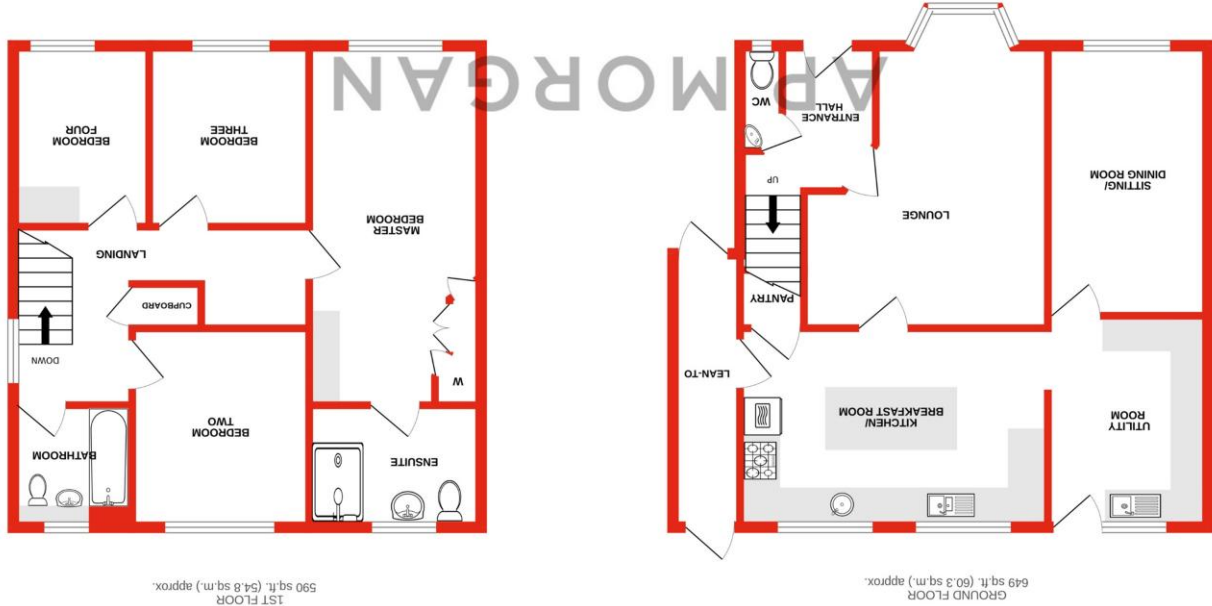
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TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.
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