

**AP MORGAN**



**Dunstall Close, Webheath, Redditch,**  
Asking Price £475,000



**Features:**

- Offered with no onward chain
- Well-regarded cul-de-sac location
- Four bedroom detached family home
- Lounge, formal dining room, conservatory & study
- Kitchen, utility & ground floor guest w/c
- Family bathroom & en-suite to master
- Landscaped rear garden
- Driveway & double garage

**Description:**

Offered with no onward chain is this generously laid out four-bedroom detached family home, situated in a desirable cul-de-sac in a sought-after area of Webheath, Redditch.

The property is approached via a well-maintained frontage featuring a manicured lawn, mature hedgerows to the boundaries, and a driveway providing parking for multiple vehicles. Two remote-operated roller shutter doors give access to the double garage.

Once inside, the ground floor accommodation comprises a welcoming entrance hall with access to a guest W/C and stairs rising to the first floor. The spacious lounge sits to the front of the property and opens through to a formal dining room at the rear, which in turn leads into a bright and airy conservatory overlooking the garden. A separate study provides a useful space for home working or additional reception use. The kitchen is fitted with a range of wall and base units and integrated appliances, opening through to a useful utility room and internal access to the garage.

The first floor offers four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite shower room. Bedrooms two and three are generous doubles with built in storage, and a generous fourth bedroom and a family bathroom completes the layout.

To the rear, the split-level garden is neatly landscaped with a large paved patio, steps leading up to a generous lawn, a further seating area, a timber shed, and well-stocked planted borders.

Webheath is a well-regarded residential suburb of Redditch, popular with families for its mix of green spaces, reputable local schools, and convenient access to amenities. There are several nearby parks and open countryside walks, as well as ease of access to Redditch town centre, the railway station, and major road





networks including the M42 for commuting to Birmingham, Worcester, and beyond.

**Details:**

Porch

Guest W/C

Entrance Hall

Lounge 3.32 x 5.42

Dining Room 3.14 x 3.32

Conservatory 2.67 x 3.32

Kitchen 4.04 x 2.60

Utility Room 2.0 x 2.4

Double Garage 5.30 x 5.28 Both max

Study 2.06 x 2.31

First Floor Landing

Master Bedroom 5.02 x 4.19 Both max

En-suite 2.51 x 1.81 Both max

Bedroom Two 2.83 x 3.65

Bedroom Three 3.66 x 3.10

Bedroom Four 2.95 x 2.83

Family Bathroom 2.07 x 2.07 Both max

**EPC Rating:** To be confirmed

**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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

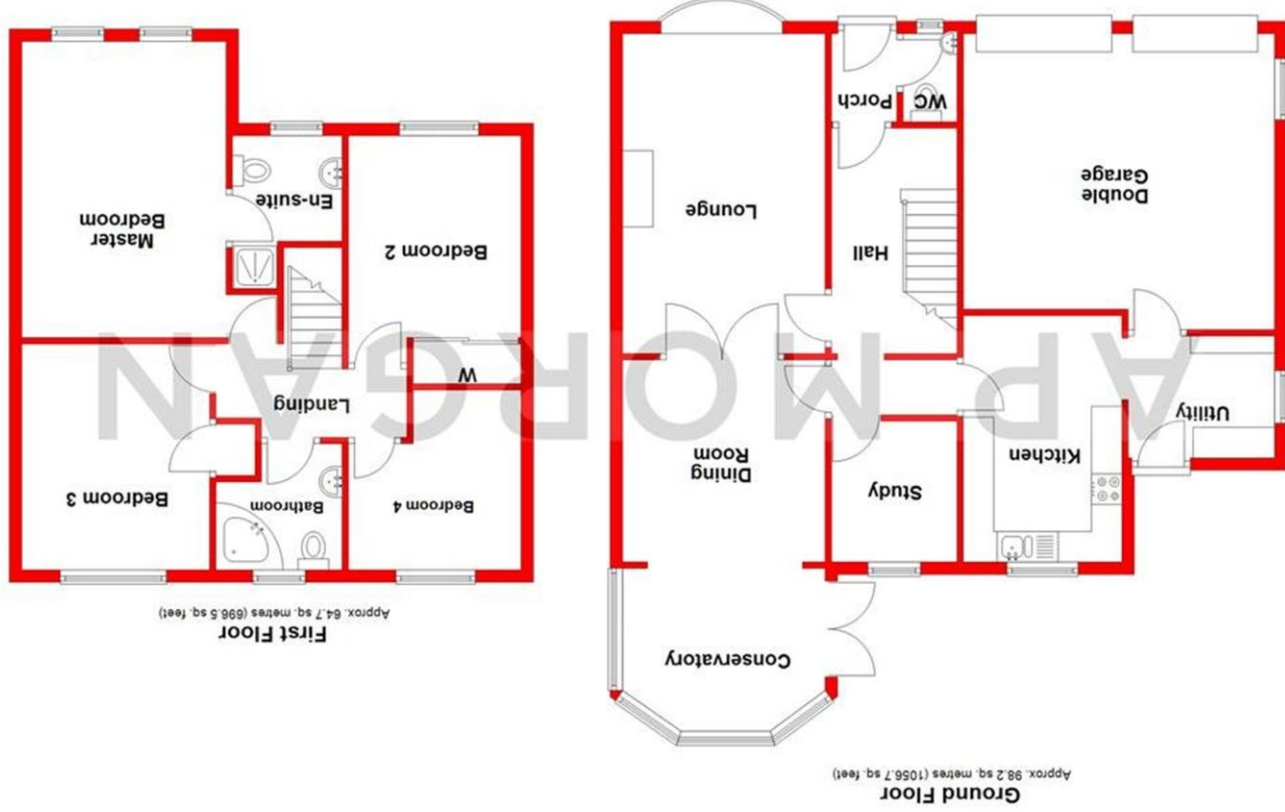
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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