

AP MORGAN



Church Road, Webheath, Redditch
Offers in the region of £400,000

Features:

- A well-presented detached family home
- Situated in a pleasant private cul-de-sac location
- Four well-proportion bedrooms
- Modern fitted kitchen and utility
- Family bathroom, ensuite and downstairs WC
- Well maintained front and rear gardens
- Driveway and garage

Description:

A well-presented detached family home, boasting four bedrooms and off-road parking. Well situated in a pleasant private cul-de-sac location on the fringes of Webheath, Redditch.

To the front of the property is a driveway, providing parking for multiple vehicles, a well-kept front garden, and side gate access to the rear garden.

The ground floor accommodation briefly comprises a welcoming hall, with stairs rising to the first-floor landing, access to understairs storage and downstairs WC, the spacious lounge, with a feature bay window and a lovely, exposed brick fireplace, the dining room and the modern fitted kitchen, with integrated hob, oven, grill, fridge, sink and breakfast bar. The ground floor is complete with a utility and the garage.

The first-floor landing establishes two double bedrooms, bedroom one, with an attached ensuite, providing a walk-in shower, WC and washbasin and fitted wardrobes, two generous single bedrooms and the family bathroom, providing a bath, WC and washbasin.

To the rear of the property is a well-maintained garden, with an initial patio, a sizeable lawn, with border shrubbery and fenced borders.

This property occupies a sought-after location in Webheath, attractive due to its proximity to popular schooling and local amenities. Good road networks and transport links allow easy access into Redditch town centre for additional amenities, as well as access to the M5 and M42.



Details:

Hall

WC 5'3" x 3'5" (1.6m x 1.04m)

Living Room 16'5" x 12' (5m x 3.66m)

Dining Room 11'7" x 10'2" (3.53m x 3.1m)

Kitchen 15'2" x 9'7" (4.62m x 2.92m) max dimensions

Utility 11'8" x 7'11" (3.56m x 2.41m)

Garage 19'2" x 8'11" (5.84m x 2.72m)

Landing

Bedroom 1 10'6" x 13'1" (3.2m x 4m)

Bedroom 2 10' x 13'1" (3.05m x 4m) max dimensions

Bedroom 3 10'6" x 7' (3.2m x 2.13m)

Bedroom 4 10' x 7' (3.05m x 2.13m)

Ensuite 3'2" x 10'3" (0.97m x 3.12m)

Bathroom 5'7" x 10'3" (1.7m x 3.12m)

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 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?

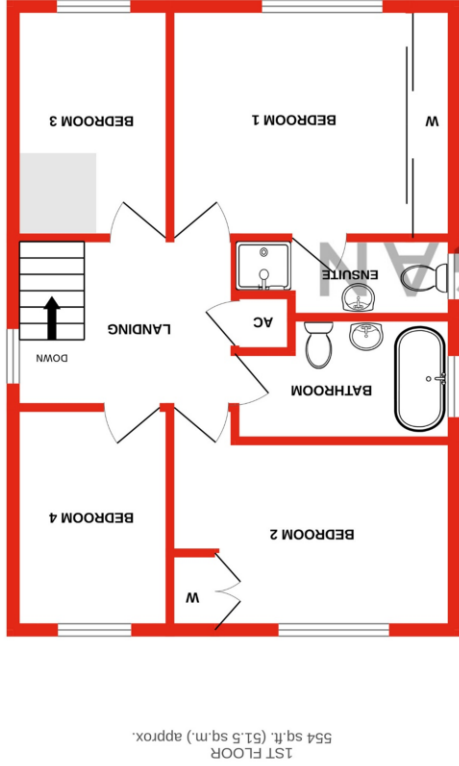
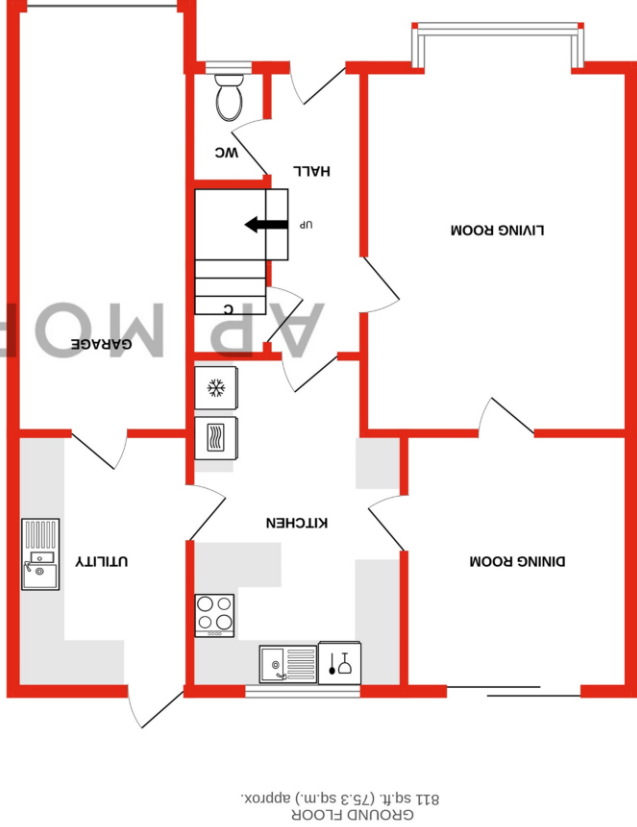
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately 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 ©2025

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 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.