

AP MORGAN



St. Andrews Road, Webheath, Redditch
Offers in the region of £485,000

Features:

- Modern detached family home constructed in 2022
- Remaining new build warranty
- Four spacious bedrooms with en-suite to master
- Lounge & conservatory
- Contemporary open plan kitchen/dining room
- Utility & ground floor w/c
- Large family bathroom suite
- Beautifully landscaped gardens
- Garage and driveway

Description:

A beautifully presented four-bedroom detached home, built in 2022 as part of the newly developed Redrow estate in a desirable location. This beautifully appointed property offers stylish and well-proportioned living spaces, a landscaped rear garden, off-road parking, and a garage.

The property occupies a generous corner plot at the end of a private cul-de-sac, approached via a driveway providing parking for two cars, leading to a garage with an electric roller shutter door. A neatly maintained lawned garden wraps around the front of the property.

Internally, the modern and well-maintained layout briefly comprises: an initial porch, a welcoming entrance hallway with stairs rising to the first floor and under-stairs storage, a lounge with a feature fireplace and bay window to the front aspect, and an impressive open-plan kitchen/dining/family room fitted with a range of wall and base units, integrated fridge/freezer, oven and grill, and gas hob. French doors open into a bright and spacious conservatory, while a utility room and ground floor WC complete the layout.

Upstairs, the first-floor landing gives access to a well-sized master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom also featuring fitted wardrobes, a third double bedroom, a well-proportioned fourth bedroom, and a contemporary family bathroom fitted with a walk-in shower, spa-style bathtub, WC, sink, and bidet.

Outside, the rear garden has been thoughtfully landscaped to offer a combination of lawn and patio areas, a feature koi pond, and well-stocked planted beds—perfect for entertaining or relaxing in the warmer months.



Webheath offers a quiet, community-focused lifestyle with the convenience of nearby amenities. Just a short walk away, residents can enjoy the local pub, post office, and independent shops. Families benefit from a selection of well-regarded local schools, while the nearby town of Redditch provides a wider range of shopping, dining, and leisure options. The area also boasts excellent transport links, with easy access to the M42 and M5 motorways, and nearby rail and bus routes offering straightforward connections to Birmingham and beyond.

Details:

Porch

Entrance Hall

Lounge 4.7 x 3.26 Max into bay

Kitchen/Dining Room 3.85 x 6.58

Conservatory 2.67 x 4.17

Utility Room 1.76 x 2.01

W/C

Garage 5.80 x 2.97

First Floor Landing

Master Bedroom 4.72 x 3.22 Max into bay

En-suite 2.48 x 2.01 Both max

Bedroom Two 4.05 x 2.97 Both max

Bedroom Three 3.62 x 2.47

Bedroom Four 3.05 x 2.97 Both max

Bathroom 2.39 x 2.76

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.



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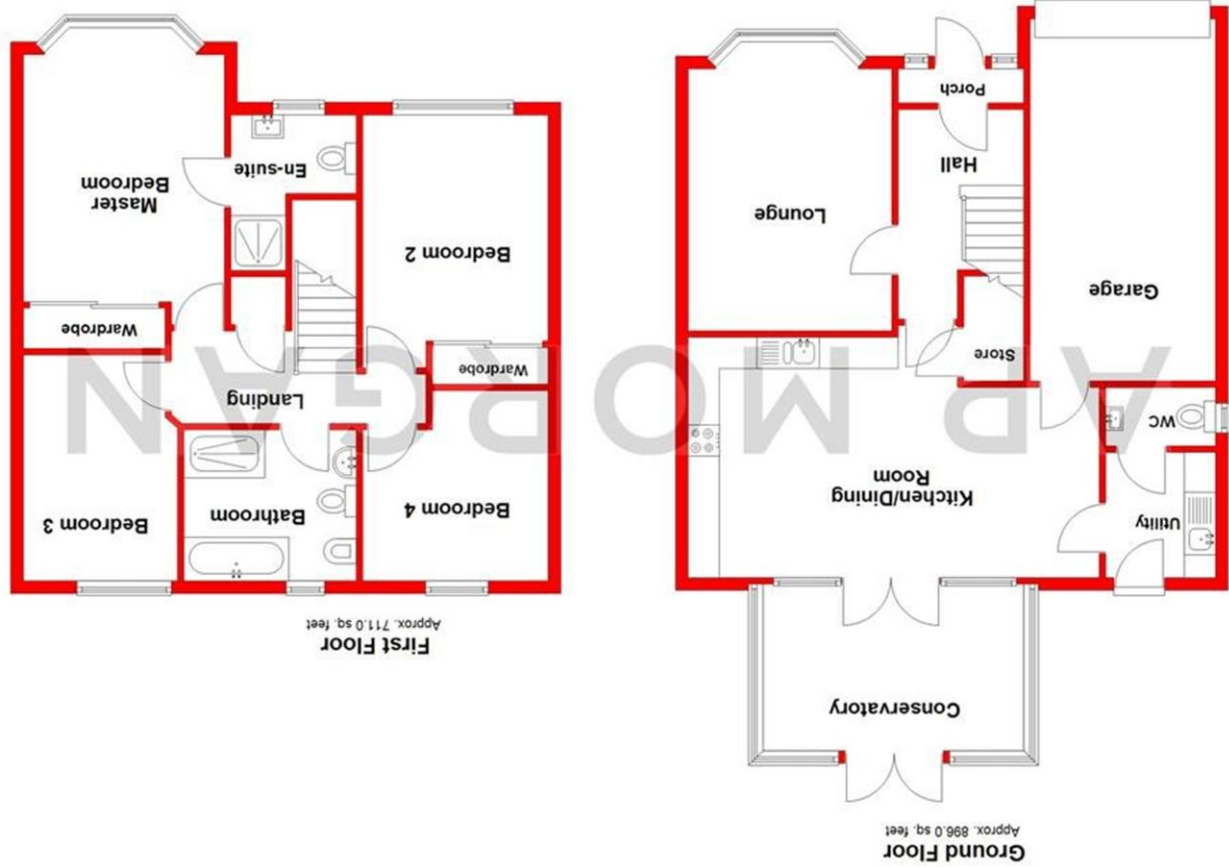
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