

**AP MORGAN**



**Fairfield Drive, Webheath, Redditch**  
Offers in excess of £450,000



### Features:

- \*\* CHAIN FREE \*\*
- Generous sized detached property
- Four well-sized bedrooms
- Large kitchen/diner and lounge
- Family bathroom, en-suite and downstairs WC
- Well-presented rear garden
- Driveway and garage
- Close to well-regarded schools and amenities

### Description:

\*\* CHAIN FREE \*\*

Welcoming you to this chain free, well-presented detached family home, offering four generously sized bedrooms, a large kitchen/diner and lounge, ample storage throughout, and a driveway with garage, located in Webheath, Redditch.

On arrival, you are greeted by a large driveway suitable for two cars and a small, low-maintenance lawn bordered with a hedge for added privacy. The property also benefits from a garage, perfect for parking or additional storage.

The ground floor comprises an entrance hall with a door providing access to the garage, a spacious lounge, and a well-equipped kitchen/diner with ample storage cupboards, an integrated oven and fridge/freezer, and an electric hob with extractor fan. This space comfortably accommodates a family dining table and features French doors leading onto the rear garden, as well as access to the utility room with a sink and additional storage. An under-stairs cupboard and a downstairs WC complete the ground floor

The first floor leads you through the landing, into the master bedroom, which includes a built-in wardrobe and an en-suite with toilet, wash basin, and shower cubicle. There is also a generously sized double bedroom and two further small double bedrooms, one of which is also equipped with a built-in wardrobe. A further storage cupboard houses the boiler, and the family bathroom comprises a toilet, wash basin, and bathtub with overhead shower.

The rear garden is south-facing meaning that the garden and living areas benefit from sun all day creating a bright and spacious environment. The garden begins with a paved area—ideal for outdoor furniture and dining—bordered by wooden beams. Beyond this is a raised lawn, accessed by the steps in the middle or the slopes on either side, providing a perfect space for children and families to enjoy. An additional storage shed is positioned in the back corner. The property backs onto peaceful trails, offering scenic walks amongst uninterrupted greenery.





This property is over five years old, with maintenance in the area having proven straightforward. There have been no issues with flooding or drainage. Well situated in a prime location of Webheath, it provides easy access to well-regarded local schools, shops, a dentist, a family-run car workshop, and a post office. Redditch Town Centre is just a short drive away, boasting an array of further amenities including shops, restaurants, and a cinema, along with local bus and train stations. It is also conveniently placed for access to the national motorway networks (M5 and M42).

#### **Details:**

**Entrance Hall**

**Lounge** 16'8" x 11'1" (5.08m x 3.38m)

**Kitchen/Diner** 14'9" x 13'7" (4.5m x 4.14m)

**Utility**

**WC**

**Storage**

**Garage** 19'4" x 10'1" (5.9m x 3.07m)

**Landing**

**Master Bedroom** 17'7" x 11'3" (5.36m x 3.43m) Both Max

**En-suite** 6'9" x 5'3" (2.06m x 1.6m)

**Bedroom Two** 12'4" x 10'8" (3.76m x 3.25m) Both Max

**Bedroom Three** 10'8" x 10'3" (3.25m x 3.12m) Both Max

**Bedroom Four** 10'10" x 10'5" (3.3m x 3.18m) Both Max

**Bathroom** 7'5" x 6'8" (2.26m x 2.03m)

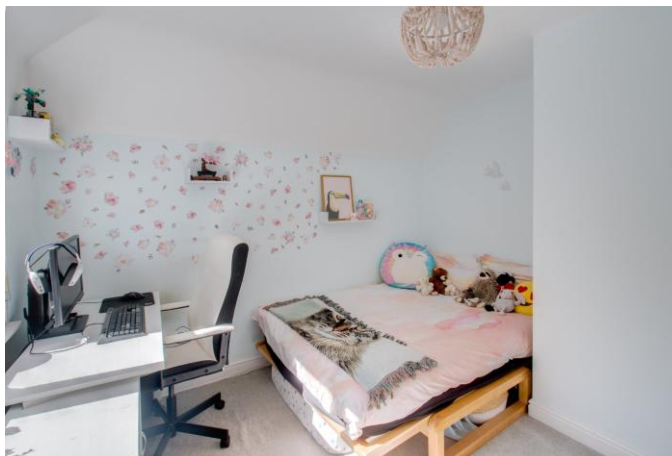
**Storage**

**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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Need a mortgage?

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Property to sell?

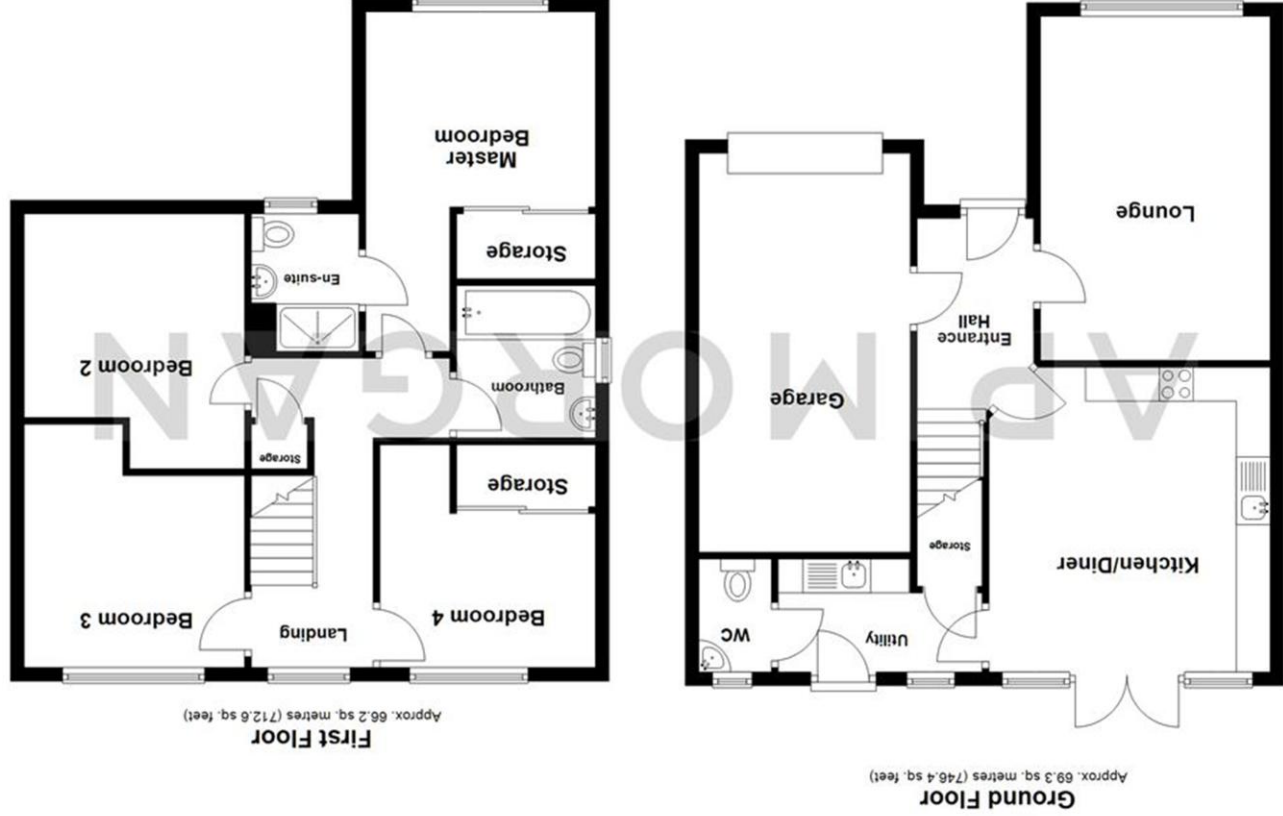
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