

AP MORGAN



Faxfleet Street, Webheath, Redditch
Offers in excess of £98,000

Features:

- *35% SHARED OWNERSHIP*
- Semi-detached
- Three bedrooms
- Well-equipped kitchen
- Generous sized lounge/diner
- Low maintenance rear garden
- Two car private driveway
- Highly sought-after location

Description:

35% Shared Ownership

Welcome to this well-presented semi-detached family home, offering three bedrooms, a well-equipped kitchen, and a generously sized lounge/diner. The property also benefits from ample storage throughout and a two-car driveway, all situated in the highly sought-after area of Webheath, Redditch.

On arrival, the corner-plot property features a small front lawn with shrubbery at the frontage and steps leading up to the entrance. A private two-car driveway is located at the rear of the property, providing additional convenience and an ideal area for bin storage.

Upon entry, the ground floor leads into a spacious entrance hall, providing an excellent space for shoe and coat storage. The kitchen is well-equipped with ample cupboards and counter space, an integrated oven, a four-burner gas hob, space for freestanding appliances, and room for a small table or desk in the opposite corner. Returning through the entrance hall gives access to the downstairs WC, comprising a toilet and wash basin, as well as a cupboard under the stairs providing further storage. The generous lounge/diner offers a great space for relaxation and entertaining, with room to accommodate a family dining table. This room also provides direct access to the rear garden.

The first floor leads across the landing to the first bedroom—a generous double with two windows allowing plenty of natural light and a built-in wardrobe for convenient storage. The second bedroom is also a double, while the third bedroom is a single. The family bathroom is located on this floor and comprises a toilet, wash basin, and bathtub with an overhead shower.

The rear garden is initially paved, with a path leading to the back gate for easy access to the driveway. To the right is a decked area, perfect for outdoor furniture, dining, and entertaining. There is also a shed, ideal for garden tools and equipment. The remainder of the garden is laid to lawn and enclosed by brick walls and fencing.



Well-situated in the prime location of Webheath, this property offers easy access to countryside walks via the nearby bridleway, well-regarded local schools, shops, and amenities. Redditch Town Centre is only a short drive away, boasting an assortment of further amenities, including shops, restaurants, a cinema, and the local bus and train stations. The property is also conveniently placed for access to the national motorway networks (M5 and M42).

Details:

Entrance Hall

Kitchen 11'1" x 8'5" (3.38m x 2.57m)

WC

Lounge/Diner 12'8" x 15'4" (3.86m x 4.67m)

Landing

Bedroom One 10'5" x 11'9" (3.18m x 3.58m)

Bedroom Two 11'4" x 10' (3.45m x 3.05m) Both Max

Bedroom Three 11'3" x 6'4" (3.43m x 1.93m) Both Max

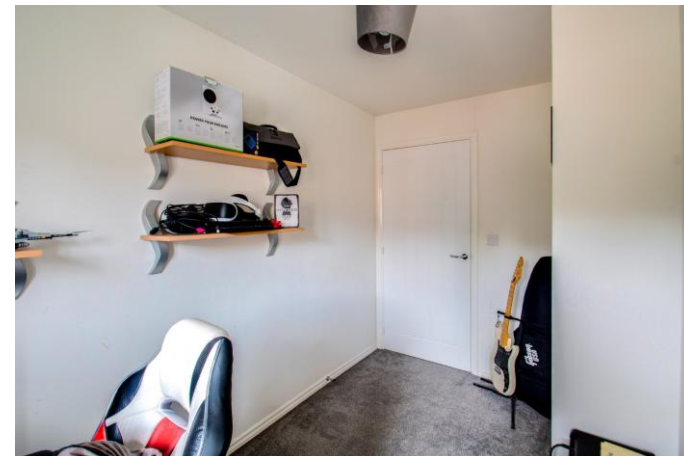
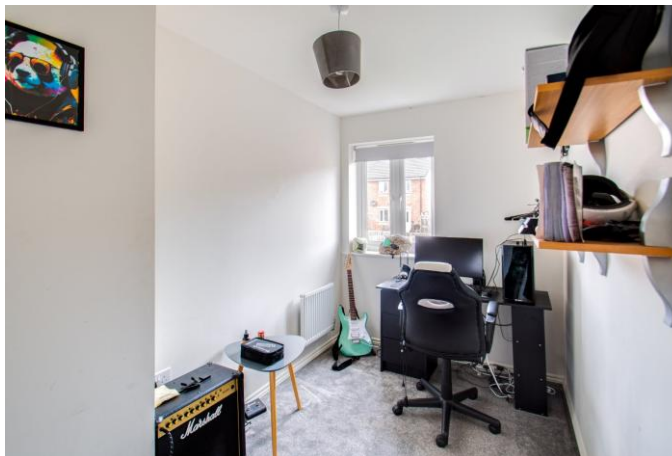
Bathroom 6'6" x 6'4" (1.98m x 1.93m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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

Property to sell?

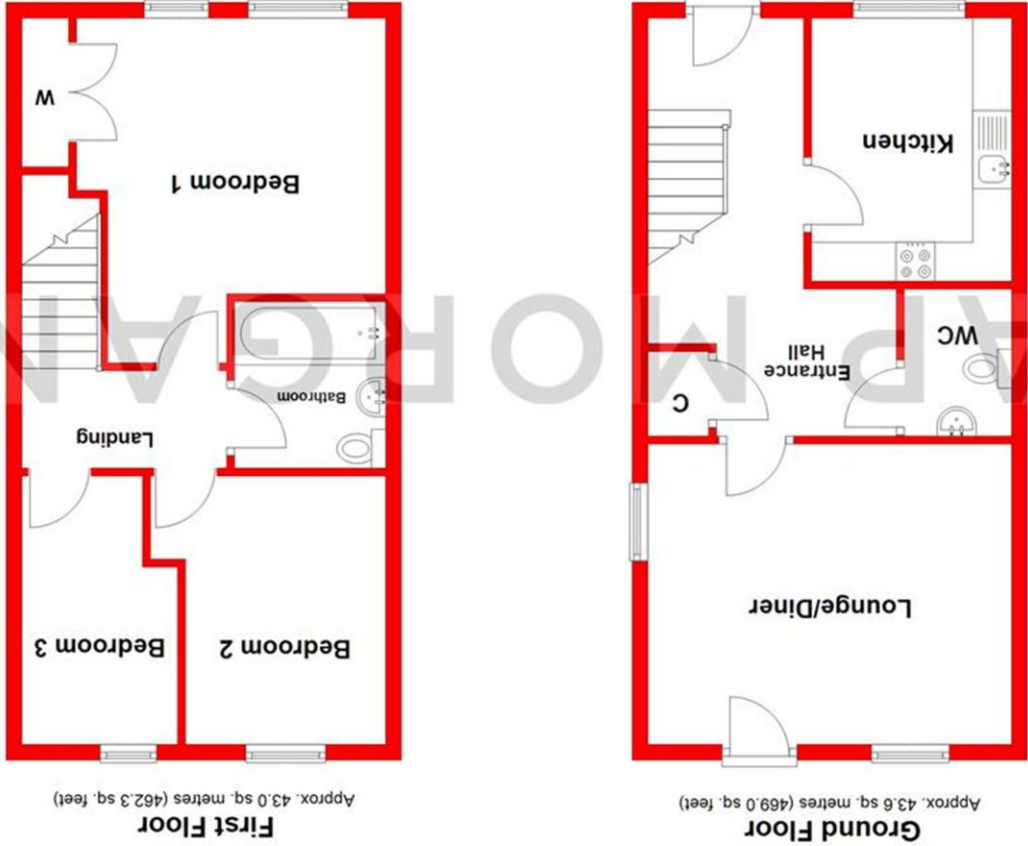
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

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 approximate 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.

Plan produced using Planlup.

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 authority to give 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.