

AP MORGAN



Woodend Close, Webheath, Redditch
Offers in excess of £270,000

Features:

- **No onward chain**
- Three bedrooms
- Spacious lounge with bay window
- Kitchen/diner with garden access
- Utility room, WC, and garage/storage
- Off-road parking
- Sought-after Webheath location

Description:

Offered with no onward chain

Introducing this well-presented semi-detached home, offering three bedrooms, a generous lounge, and a well-fitted kitchen and dining area, with the added benefit of off-road parking, situated in the sought-after location of Webheath, Redditch.

Upon arrival in the quiet cul-de-sac, the property offers off-road parking for residents and visitors, with a pathway leading to the entrance bordered by lawn. A small patio area beside the property also provides access to the utility room.

Entering the property, the ground floor comprises a porch and hallway, leading to the spacious lounge, which offers an excellent space for relaxation and entertaining. A bay window allows plenty of natural light to flow through. From the hallway, you are led to the dining room, which comfortably accommodates a family dining table and flows through to the kitchen. The kitchen is fitted with ample storage cupboards and worktop space, an integrated oven with gas hob, and sliding doors opening onto the rear garden. From here, you can also access the garage, WC, and utility room, which is fitted with additional storage cupboards and worktop space, with room beneath for appliances and a door leading back to the front of the property.

To the first floor, the landing leads to the main bedroom, a generous double with a built-in wardrobe, a second double bedroom, also with a built-in wardrobe, and a third single bedroom with a storage cupboard.

The rear garden is mainly paved, with off-road parking available, making it low maintenance, with shrubbery bordering the edges. There is also an external door providing access to the garage, ideal for convenience.



Situated in Webheath, Redditch, this property benefits from excellent road links to the A roads and the M5 and M42 motorways, as well as convenient public transport connections, with bus and train stations close by. The property is also close to many well-regarded schools, shops, and amenities, with the Kingfisher Shopping Centre approximately 3.5 miles away.

Details:

Porch 2'8" x 8' (0.81m x 2.44m)

Hall

Living Room 22'10" x 10'11" (6.96m x 3.33m) max dimensions

Kitchen/Dining Area 15' x 16'1" (4.57m x 4.9m) max dimensions

Utility 14' x 6'8" (4.27m x 2.03m) max dimensions

WC 5'9" x 3'11" (1.75m x 1.2m)

Garage/Storage 11'2" x 7'1" (3.4m x 2.16m)

Landing

Bedroom 1 10'9" x 10'8" (3.28m x 3.25m) max dimensions

Bedroom 2 9'10" x 10'8" (3m x 3.25m) max dimensions

Bedroom 3 6'10" x 8'4" (2.08m x 2.54m)

Shower Room 5'3" x 8'4" (1.6m x 2.54m)

EPC Rating: To be confirmed

Council Tax Band: C (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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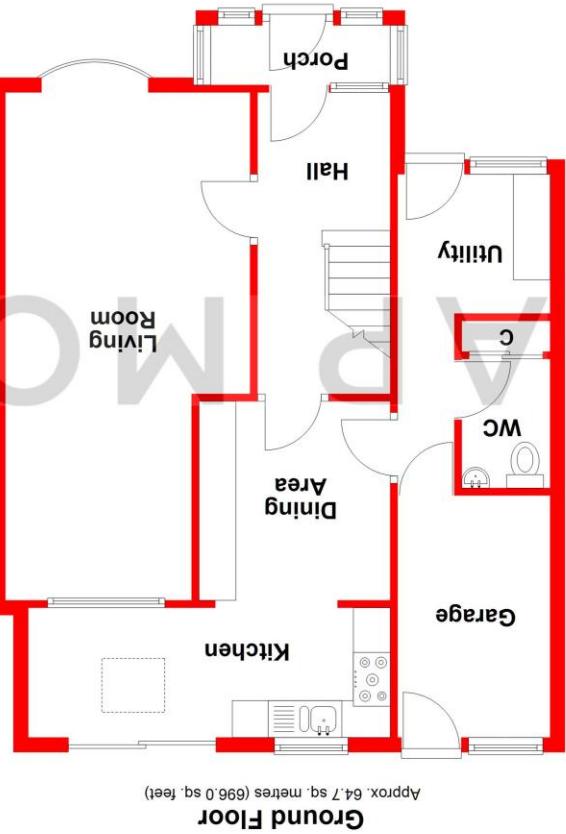
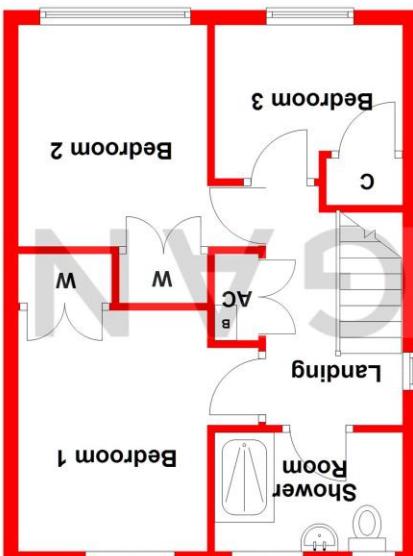
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Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

Plan produced using Planul.